

URBAN/MUNICIPAL

CA 4 ONHBL A08
50 B6593 (1995)

CITY OF HAMILTON
ZONING BY-LAWS
1995

This Consolidation of the By-law
is prepared for convenience only,
for accurate reference, please,
check the original By-law.

URBAN MUNICIPAL

The Corporation of the City of Hamilton

BY-LAW NO. 95-02

DEC 14 1994

To Amend:

GOVERNMENT DOCUMENTS

Zoning By-law No. 6593

Respecting:

**AINSLIE WOOD NEIGHBOURHOOD,
AINSLIE WOOD EAST NEIGHBOURHOOD,
AINSLIE WOOD NORTH NEIGHBOURHOOD,
and AINSIE WOOD WEST NEIGHBOURHOOD**

WHEREAS it is intended to establish special requirements under section 19B of By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The "C" (Urban Protected Residential, etc.) District provisions, as contained in Section 9 of Zoning By-law No. 6593, applicable to the lands, the extent and boundaries of which are shown on plans hereto annexed as Schedules "A-1", "A-2", "A-3" and "A-4", are amended to the extent only of the special requirements that,

- (a) notwithstanding Section 9.(2) of Zoning By-law No. 6593, no building or structure shall exceed 2 storeys and 9.0 metres in height;
- (b) no building or structure shall have a gross floor area greater than the area within the district of the lot on which it is situate, multiplied by the floor area ratio factor of 0.45;
- (c) notwithstanding Section 2.(2)J.(viii) of Zoning By-law No. 6593, gross floor area is the aggregate of the areas of the building or structure, including the basement, but shall not include:
 - a) an attached garage;
 - b) a detached garage;
 - c) the floor area occupied by heating, air conditioning and laundry equipment; and
 - d) a cellar.
- (d) notwithstanding subsection 1.(b) of this by-law, any portion of the dwelling where the ceiling height exceeds 4.6 metres, then the gross floor area for that portion of the dwelling shall be multiplied by a factor of 1.9.

2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "C" District provisions, subject to the special requirements referred to in section 1.

3. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1335.

4. Sheets No. W-33, W-34, W-40 to W-42 inclusive, W-44 to W-48 inclusive, and W-50 to W-52 inclusive of the District Maps are amended by marking the lands referred to in section 1 of this by-law, S-1335.

5. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 9th day of December

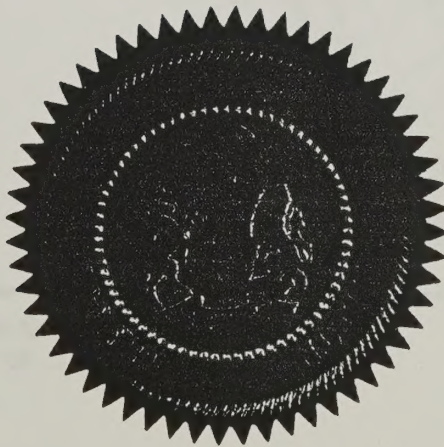
A.D. 1994

[Signature]

CITY CLERK

Geraldine Botts

ACTING MAYOR



City Initiative 94-C



THESE ARE THE RESULTS OF THE SURVEY
MADE BY THE U.S. GEOLOGICAL SURVEY

[Faint, illegible handwritten text]

UNITED STATES GEOLOGICAL SURVEY WASHINGTON, D. C.	
TITLE [Faint text]	NUMBER [Faint text]
DATE [Faint text]	BY [Faint text]

TITLE [Faint text]
NUMBER [Faint text]
DATE [Faint text]
BY [Faint text]



This is Schedule "A-2" to By-Law No. 95-02.....
 Passed the 9th day of December, 1994.

[Signature]
 Clerk

[Signature]
 Acting Mayor

City of Hamilton

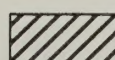
Schedule A-2

Map Forming Part of
 By-Law No. 95-02.....
 to Amend By-Law No. 6593

Regional Municipality of Hamilton-Wentworth
 Planning and Development Department

Legend

AINSLIE WOOD EAST



Modification to the "C" (Urban
 Protected Residential, etc.)
 District regulations.

North

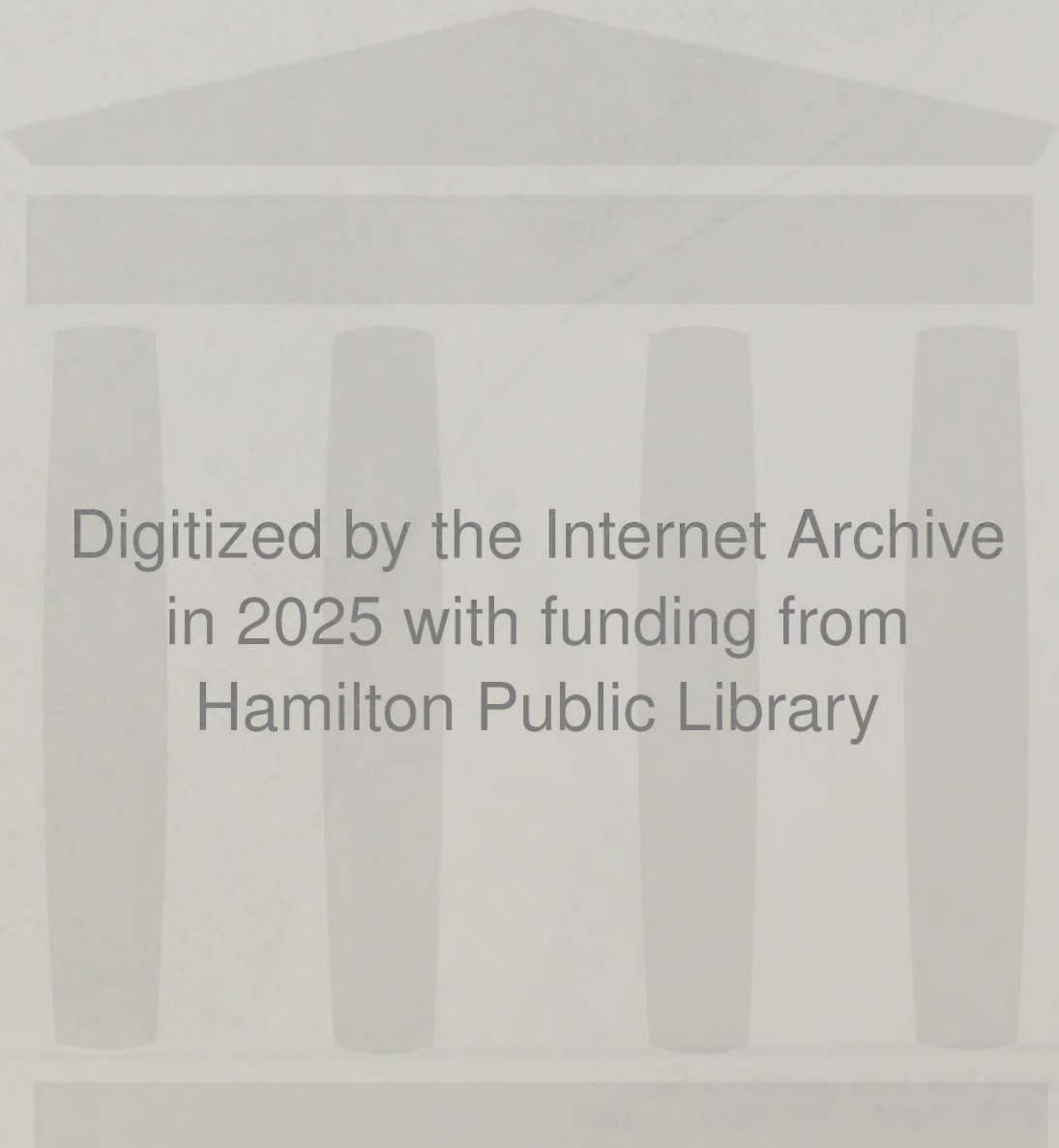


Scale
 Not to Scale

Date
 DECEMBER 1994

Reference File No.
 C.I. 94-C

Drawn By
 Z.K.



Digitized by the Internet Archive
in 2025 with funding from
Hamilton Public Library



This is Schedule "A-3" to By-Law No. 95-02.....
Passed the ...9th... day of ...December..., 1994.

[Signature]
Clerk

[Signature]
Acting Mayor

City of Hamilton

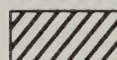
Schedule A-3

Map Forming Part of
By-Law No. 95-02.....
to Amend By-Law No. 6593

Regional Municipality of Hamilton-Wentworth
Planning and Development Department

Legend

AINSLIE WOOD NORTH



Modification to the "C" (Urban
Protected Residential, etc.)
District regulations.

North



Scale
Not to Scale

Date
DECEMBER 1994

Reference File No.
C.I. 94-C

Drawn By
Z.K.



1. The above is a map of the area of the ...
2. The above is a map of the area of the ...

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Map of the area of the ...

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Map of the area of the ...

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Map of the area of the ...



This is Schedule "A-4" to By-Law No. 95-..02.....
Passed the ..9th... day of December....., 1994.

[Signature]
Clerk

Geraldine Copps
Acting Mayor

City of Hamilton

Schedule A-4

Map Forming Part of
By-Law No. 95-..02....
to Amend By-Law No. 6593

Regional Municipality of Hamilton-Wentworth
Planning and Development Department

Legend

AINSLIE WOOD WEST



Modification to the "C" (Urban
Protected Residential, etc.)
District regulations.

North



Scale
Not to Scale

Date
DECEMBER 1994

Reference File No.
C.I. 94-C

Drawn By
Z.K.

The Corporation of the City of Hamilton

BY-LAW NO. 95- 14

To Amend:

Zoning By-law No. 6593

Respecting:

LAND LOCATED AT MUNICIPAL NO. 1367 UPPER JAMES STREET

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish special requirements under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-9C of the District Maps, appended to and forming part of By-law No. 6593, is amended,

- (a) by changing from "C" (Urban Protected Residential, etc.) District to "HH" (Restricted Community Shopping and Commercial) District,

the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. The "HH" (Restricted Community Shopping and Commercial) District provisions, as contained in Section 14A of Zoning By-law No. 6593, applicable to the lands referred to in section 1 are amended to the extent only of the special requirements that,

- (a) notwithstanding Section 14A.(3)(a) of By-law No. 6593, a front yard of a depth of not less than 24.0 m (80 ft.) shall be provided and maintained along the entire westerly lot line;
- (b) Section 14A.(3)(c) of By-law No. 6593, shall not apply;
- (c) a minimum 3.0 m (10 ft.) wide landscape area shall be provided and maintained along the entire westerly lot line, except any area used for the vehicular access;
- (d) a minimum 1.2 m (4 ft.) wide planting strip, and a visual barrier not less than 1.2 m in height and not greater than 2.0 m in height, shall be provided and maintained along the southerly lot line, abutting a residential use.

3. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "HH" District provisions, subject to the special requirements referred to in section 2.

4. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1321.

5. Sheet No. E-9C of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1321.

6. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 13th day of December

A.D. 1994

A. E. Mollonell

[Signature]

Acting CITY CLERK

MAYOR

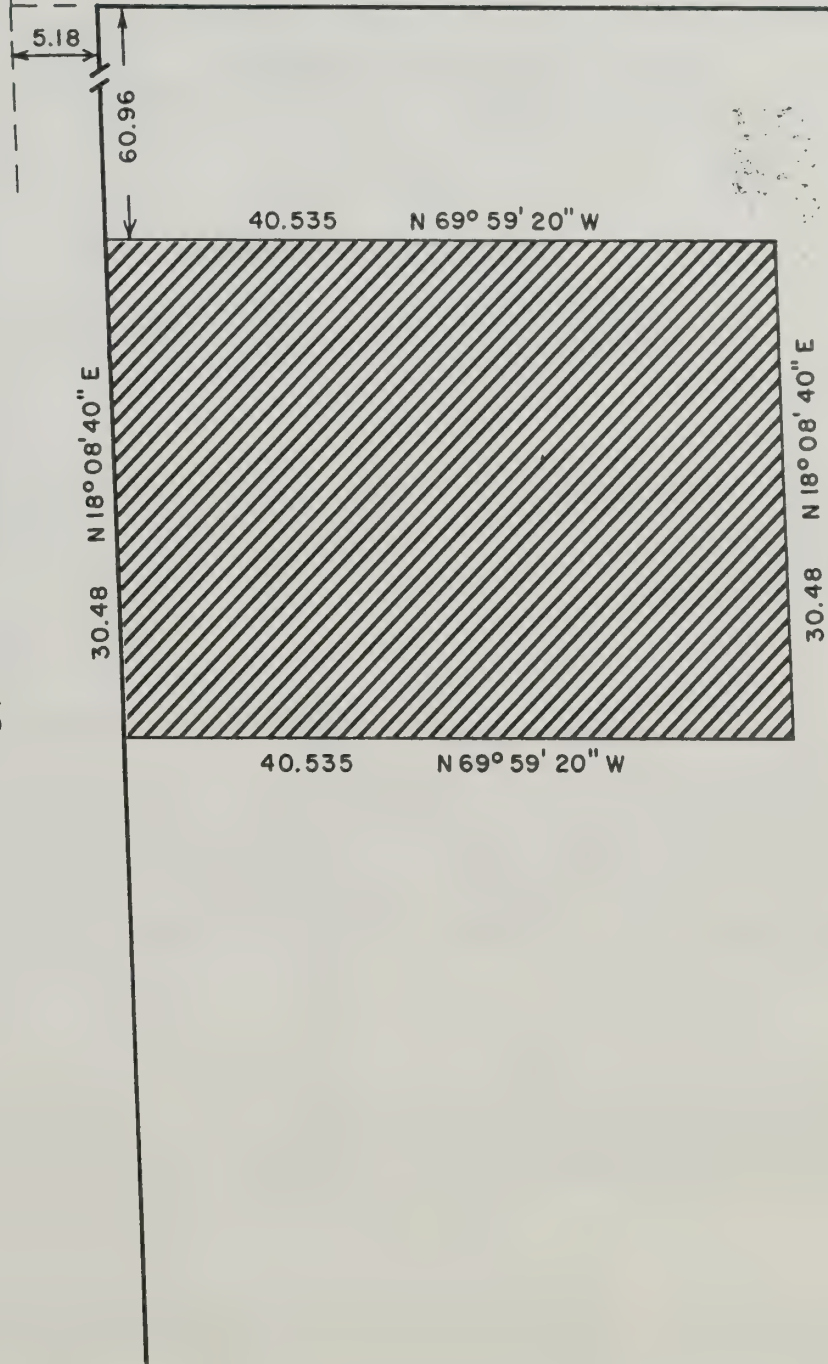


(1993) 18 R.P.D.C. 3, November 30
 (1994) 15 R.P.D.C. 2, October 25
 Diana Marie Hubbard and Edith Held, Owners
 Amended ZAC-93-16

STONE CHURCH ROAD EAST

N.W. CORNER OF
LOT 14 - CON. 8

UPPER JAMES STREET



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 95...14.
Passed the ...13.th day of December..., 1994.

D. P. Hollonell
Acting Clerk

[Signature]
Mayor

City of Hamilton
Schedule A

Map Forming Part of
By-Law No. 95...14.....
to Amend By-Law No. 6593

Regional Municipality of Hamilton-Wentworth
Planning and Development Department

Legend

Change in zoning from:



"C" (Urban Protected Residential, etc.)
District to "HH" (Restricted Community
Shopping and Commercial) District,
modified.

North



Scale

NOT TO SCALE

Reference File No.
ZAC-93-16

Date

NOVEMBER 1993

Drawn By
Z.K.

The Corporation of the City of Hamilton

BY-LAW NO. 95- 16

To Amend:

Zoning By-law No. 6593
As Amended By By-laws No. 82-53 and 83-54

Respecting:

LANDS LOCATED AT

337 AND 363 STONE CHURCH ROAD EAST

WHEREAS it is intended to change the zoning of the lands hereinafter referred to by amending By-law No. 6593, passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 82-53 on the 9th day of March, 1982 to change the zoning and establish special requirements under Section 19B of Zoning By-law No. 6593, for the "DE" District, in respect of the land located at Municipal No. 337 Stone Church Road East, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law was approved by the Ontario Municipal Board by Order dated the 13th day of July 1982, (File No. R 821114);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 83-54 on the 8th day of February, 1983 to replace Schedule "A" to By-law No. 82-53, which by-law was approved by the Ontario Municipal Board by Order dated the 23rd day of February 1983, (File No. R 821114);

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 1 of the 15th Report of the Planning and Development Committee at its meeting held on the 25th day of October 1994, recommended that Zoning By-law No. 6593, as amended by By-laws No. 82-53 and 83-54 be further amended to change the zoning of the above-captioned land, and to replace Schedule "A" to By-law No. 82-53, as amended by By-law No. 83-54, to include a new Schedule "A" incorporating Blocks "2" and "3", and deleting Block "4";

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-18C of the District Maps, appended to and forming part of By-law No. 6593, is amended,

- (a) by changing Block "1" from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District;
- (b) by changing Blocks "2" and "3" from "AA" (Agricultural) District to "DE" (Low Density Multiple Dwellings) District, modified; and,
- (c) by changing Block "4" from "DE" (Low Density Multiple Dwellings) District, modified to "C" (Urban Protected Residential, etc.) District;

the extent and boundaries of each of which Blocks "1", "2", "3" and "4" are shown on a plan hereto annexed as Schedule "A".

2. Schedule "A" to By-law No. 83-54, is hereby revoked and Schedule "B" annexed hereto and forming part of this by-law is substituted therefor as the new Schedule "A".

3. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-787a;

4. Sheet No. E-18C of the District Maps is amended by marking the lands shown on Schedule "B" of this by-law, S-787a;

5. In all other respects, By-law No. 82-53, as amended by By-law No. 83-54 is hereby confirmed, unchanged.

6. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 13th day of December

A.D. 1994

S. P. Wallonell

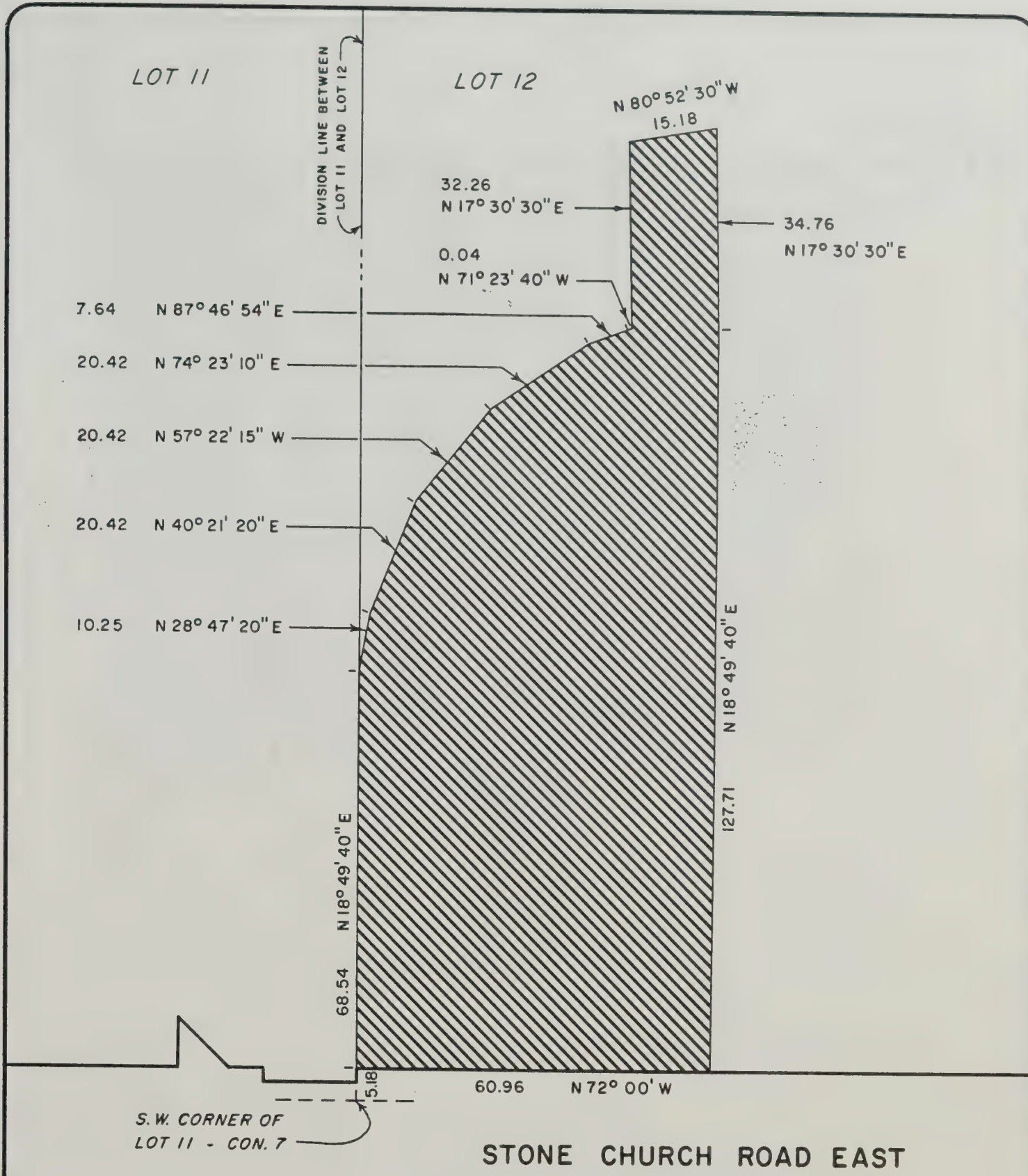
Acting CITY CLERK



[Signature]

MAYOR

(1994) 15 R.P.D.C. 1, October 25
Timothy Canadian Reformed Society
of Hamilton, Owner
ZA-94-02



NOTE: All dimensions are in metres

This is Schedule "B" to By-Law No. 95-16...
Passed the 13th day of December, 1994.

A. J. McLaughlin
Acting Clerk

Mayor
Mayor

City of Hamilton

Schedule B

Map Forming Part of
By-Law No. 95-16...
to Amend By-Law No. 6593

Regional Municipality of Hamilton-Wentworth
Planning and Development Department

Legend

 Revised Schedule "A" to
By-Law No. 82-53 as
Amended by By-Law No. 83-54

North 	Scale Not to Scale	Reference File No. ZAR-94-25
	Date NOVEMBER 1994	Drawn By Z.K.

LOT 12

LOT 11

DIVISION LINE BETWEEN
LOT 11 AND LOT 12

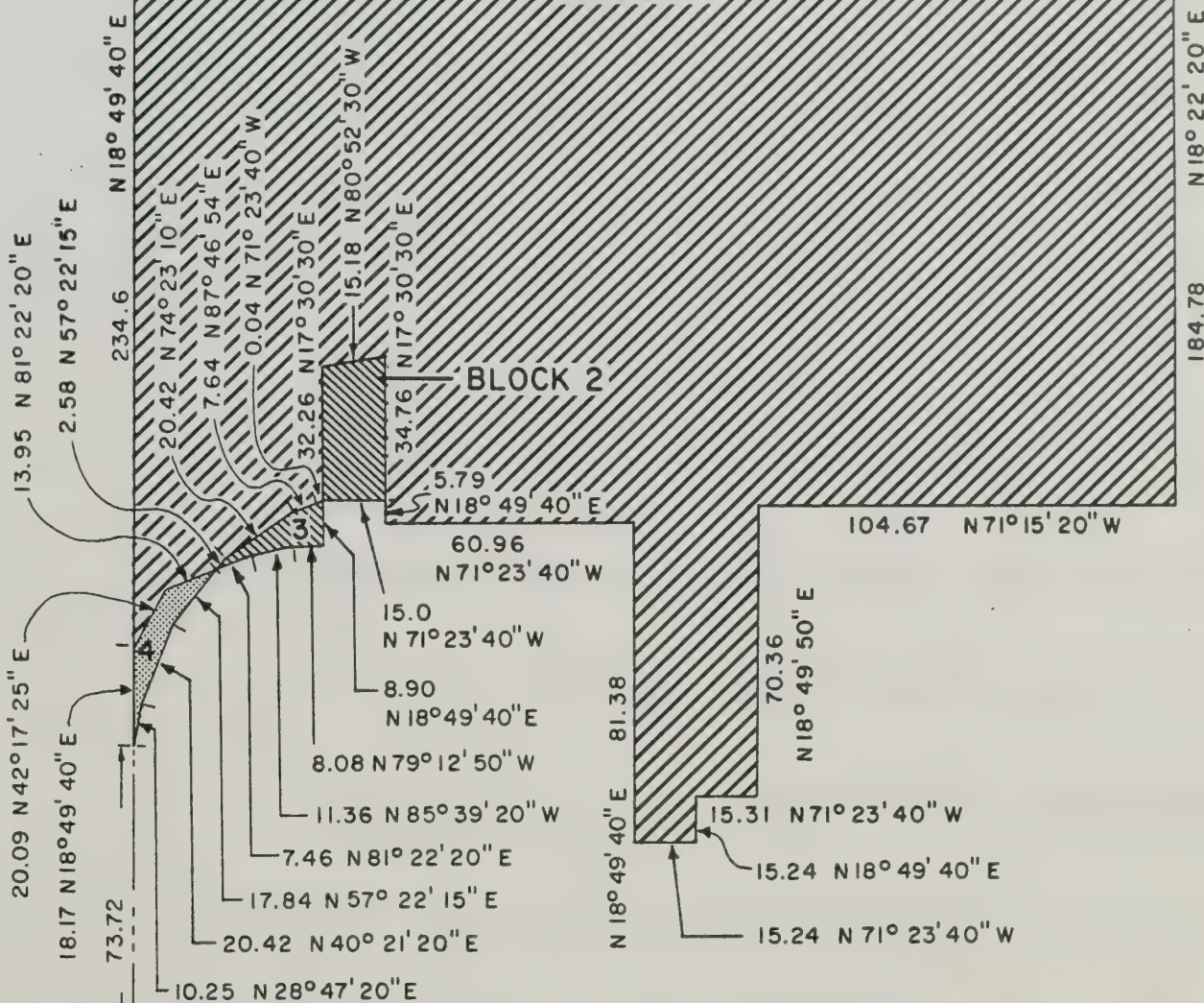
221.45 N 71° 13' 50" W

AQUILA PL.

10.80
N 1° 50' 10" W

BLOCK 1

BLOCK 2



S.W. CORNER OF
LOT 11 - CON. 7

STONE CHURCH ROAD EAST

NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 95 ...16...
Passed the 13th day of December, 1994.

S. J. Hollenbeck
Acting Clerk

[Signature]
Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 95-16...
to Amend By-Law No. 6593

Regional Municipality of Hamilton-Wentworth
Planning and Development Department

Legend

Change in zoning from:



BLOCK 1



BLKS. 2 & 3



BLOCK 4

"AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District.

"AA" (Agricultural) District to "DE" (Low Density Multiple Dwellings) District, modified.

"DE" (Low Density Multiple Dwellings) District, modified to "C" (Urban Protected Residential, etc.) District.

North



Scale
Not to Scale

Date
OCTOBER 1994

Reference File No.
ZAC-94-02

Drawn By
Z.K.

The Corporation of the City of Hamilton

BY-LAW NO. 95- 17

To Amend:

Zoning By-law No. 6593

Respecting:

**LANDS LOCATED SOUTH OF TOWERCREST DRIVE, BETWEEN UPPER
WELLINGTON STREET AND COLIN CRESCENT**

WHEREAS it is intended to change the zoning of the lands hereinafter referred to by amending By-law No. 6593, passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-9B of the District Maps, appended to and forming part of By-law No. 6593, is amended,

(a) by changing from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District,

the land, the extend and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 13th day of December A.D. 1994.

S. J. Hollenell

Acting CITY CLERK



[Signature]

MAYOR

(1994) 16 R.P.D.C 1, November 8
Primecan Holdings Inc., Prospective Owner
ZAC-94-20

COLIN CRESCENT

TOWERCREST

DRIVE

33.44

64.43

N71°57'10" W

2.73

31.54
N 47°17'30" W

24.67
N 41°57'10" W

21.27
N 48°02'50" E

8.02
N 46°08' E

NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 95-17...
Passed the 13th day of December, 1994.

P. J. Hollowell
Acting Clerk

[Signature]
Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 95-17...
to Amend By-Law No. 6593

Regional Municipality of Hamilton-Wentworth
Planning and Development Department

Legend

Change in zoning from:



"AA" (Agricultural) District to
"C" (Urban Protected Residential,
etc.) District.

North



Scale
Not to Scale

Date
NOVEMBER 1994

Reference File No.
ZAC-94-20

Drawn By
Z.K.

The Corporation of the City of Hamilton

BY-LAW NO. 95-032

To Amend:

Zoning By-law No. 6593
as Amended by Zoning By-laws No. 83-192 and 94-008

Respecting:

LAND LOCATED AT MUNICIPAL NO. 303 YORK BOULEVARD

WHEREAS it is intended to establish a special requirement under section 19B of By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 83-192 on the 29th day of June 1983 to establish special requirements under Section 19B of Zoning By-law No. 6593 for the "H" District, in respect of the above-captioned land, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law was approved by the Ontario Municipal Board by Order dated the 15th day of November 1983, (File No. R 831250);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 94-008 on the 25th day of January 1994 to establish a special requirement under Section 19B of Zoning By-law No. 6593, for the "H" District, in respect of the above-captioned land, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law was approved by the Ontario Municipal Board by Order dated the 3rd day of May, 1994, for a one year period, (File No. R 940088);

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 2 of the 16th Report of the Planning and Development Committee at its meeting held on the 8th day of November 1994, recommended that Zoning By-law No. 6593, as amended by By-laws No. 83-192 and 94-008, be further amended as hereinafter provided;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The "H" (Community Shopping and Commercial, etc.) District provisions contained in Section 14 of Zoning By-law No. 6593, as amended by By-laws No. 83-192 and 94-008 applicable to the subject lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are further modified to the extent only of the following special requirement that:

- (a) notwithstanding Section 14(1) of By-law No. 6593, a billiard room shall be permitted only on the second floor of the existing building.

2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "H" District provisions, subject to the special requirements referred to in section 7 of By-law No. 76-233, as amended by By-laws No. 77-46, 80-08, and 80-09 (S-481), section 1 of By-law No. 81-108 (S-745), section 1 of By-law No. 83-192 and section 1 of this by-law.

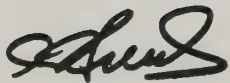
3. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-831b.

4. Sheet No. W-12 of the District Maps is amended by marking the lands referred to in section 1 of By-law No. 83-192 and section 1 of this by-law, S-831b.

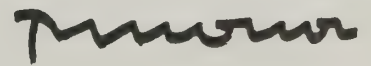
5. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 31st day of January

A.D. 1995

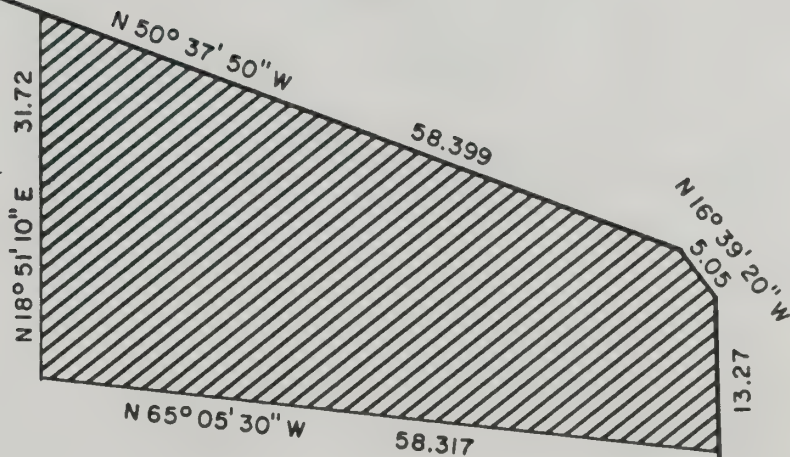


CITY CLERK

MAYOR

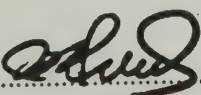
YORK BOULEVARD

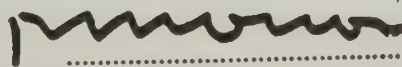


QUEEN STREET NORTH

NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 95-032...
Passed the ..31st.. day of ..January....., 1995.


Clerk


Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 95-032.
to Amend By-Law No. 6593

Regional Municipality of Hamilton-Wentworth
Planning and Development Department

Legend



Lands to be regulated by
By-Law No. 95-032.....

North



Scale
Not to Scale

Date
NOVEMBER 1994

Reference File No.
ZAR-94-25

Drawn By
Z.K.

The Corporation of the City of Hamilton

BY-LAW NO. 95- 033

To Amend:

Zoning By-law No. 6593
As Amended by Zoning By-law No. 95-02

Respecting:

**AINSLIE WOOD NEIGHBOURHOOD,
AINSLIE WOOD EAST NEIGHBOURHOOD,
AINSLIE WOOD NORTH NEIGHBOURHOOD,
and AINSIE WOOD WEST NEIGHBOURHOOD**

WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Item 1 of the 1st Report of the Planning and Development Committee on December 9, 1994, recommended the preparation of a by-law which included a cellar in the gross floor area of the building;

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 95-02 on the 9th day of December, 1994 to establish special requirements under Section 19B of Zoning By-law No. 6593 for the "C" District, in respect of the above captioned land, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", but did not include a cellar in the gross floor area of the building in order that there would be continuity between Zoning By-law No. 6593 and the subject by-law;

AND WHEREAS upon further consideration by the Planning and Building Departments it was agreed that the exemption of a cellar from the gross floor area should be eliminated and a cellar included in the gross floor area in accordance with City Council's resolution;

AND WHEREAS it is expedient to clarify the method of calculating gross floor area;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Section 1.(c) and 1.(d) of By-law No. 95-02 are hereby repealed and the following substituted therefor:

"(c) notwithstanding Section 2.(2)J.(viii) of Zoning By-law No. 6593, gross floor area is the aggregate of the areas of the building or structure, including the basement or cellar, but shall not include:

- a) an attached garage;
- b) a detached garage; and,
- c) the floor area occupied by heating, air conditioning and laundry equipment;

(d) for purposes of determining gross floor area for any portion of the dwelling where the ceiling height exceeds 4.6 metres, that portion of the dwelling shall be multiplied by 1.9."

2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "C" District provisions, subject to the special requirements referred to in section 1 of By-law No. 95-02 and section 1 of this by-law.

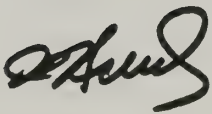
3. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1335a.

4. Sheets No. W-33, W-34, W-40 to W-42 inclusive, W-44 to W-48 inclusive, and W-50 to W-52 inclusive of the District Maps are amended by marking the lands referred to in section 1 of By-law No. 95-02, S-1335a.

5. In all other respects, By-law No. 95-02 is hereby confirmed, unchanged.

6. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 31st day of January A.D. 1995



CITY CLERK




MAYOR

The Corporation of the City of Hamilton

BY-LAW NO. 95-067

To Amend:

Zoning By-law No. 6593
As Amended by By-law No. 91-061

Respecting:

PART OF LAND LOCATED AT MUNICIPAL NO. 1605 MAIN STREET EAST

WHEREAS the Council of The Corporation of the City of Hamilton passed Zoning By-law No. 6593 on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 91-061 on the 9th day of April 1991 to establish special requirements under Section 19B of Zoning By-law No. 6593 for the "H" District, in respect of the above referred to land, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A";

AND WHEREAS the Ontario Municipal Board by its Decision (File No. Z 920126), dated the 9th day of July 1993, directed that By-law No. 91-061 be amended as hereinafter provided;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

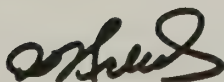
NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Section 1.(a) of By-law No. 91-061, passed on the 9th day of April 1991, is amended by deleting the number "24" in the third line and substituting therefor the number "30", so that the clause shall read as follows:

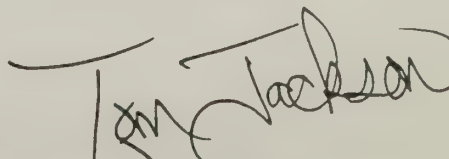
"(a) notwithstanding Section 14(1)(iiib) of By-law No. 6593, a residential care facility for the accommodation of not more than 30 residents shall be permitted;"

2. In all other respects, By-law No. 91-061 is hereby confirmed, unchanged.

PASSED this 14th day of March A.D. 1995



CITY CLERK


(ACTING) MAYOR

The Corporation of the City of Hamilton

BY-LAW NO. 95-068

To Amend:

Zoning By-law No. 6593
As Amended by Zoning By-laws No. 70-255 and 74-187

Respecting:

**LANDS LOCATED NORTH OF LIMERIDGE ROAD EAST AND
WEST OF UPPER KENILWORTH AVENUE
(PROPOSED EXTENSION OF LOCHEED DRIVE)**

WHEREAS it is intended to change the zoning of the lands hereinafter referred to by amending By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 70-255 on the 8th day of September 1970 to change the zoning and establish special requirements under Section 19B of Zoning By-law No. 6593, for the "DE-2" District and "E-2" District, in respect of the land located in the area west of Upper Kenilworth Avenue extending between Mohawk Road and Limeridge Road, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law was approved by the Ontario Municipal Board by Order dated the 25th day of January 1973, (File No. R. 4591), with the exception of those lands comprised in Block 2;

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 74-187 on the 27th day of August 1974 to change the zoning and establish special requirements under Section 19B of Zoning By-law No. 6593, for the "C" District, "E-2" District and "G" District, in respect of the land located on the north side of Limeridge Road in the area east of Upper Ottawa Street, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law was approved by the Ontario Municipal Board by Order dated the 16th day of April 1975, (File No. R 742072);

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 2 of the 2nd Report of the Planning and Development Committee at its meeting held on the 13th day of December 1994, recommended that Zoning By-law No. 6593, as amended by By-laws No. 70-255 and 74-187 be further amended as hereinafter provided in respect of the above-captioned land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A" and forming part of this by-law;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

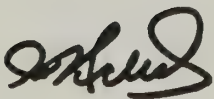
1. Sheet No. E-59a of the District Maps, appended to and forming part of By-law No. 6593, is amended,
 - (a) by changing from "DE-2" (Multiple Dwellings) District, modified to "R-4" (Small Lot Single-Family Detached) District, the lands comprised in Blocks 1 and 4;

- (b) by changing from "E-2" (Multiple Dwellings) District, modified to "R-4" (Small Lot Single-Family Detached) District, the lands comprised in Blocks 2 and 3; and
- (c) by changing from "DE-2" (Multiple Dwellings) District, modified to "C" (Urban Protected Residential, etc.) District, the land comprised in Block 5,

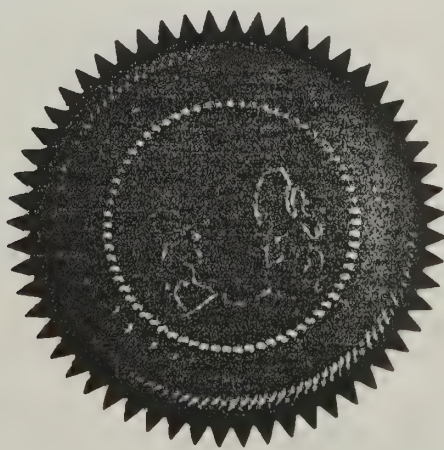
the extent and boundaries of each of which Blocks 1, 2, 3, 4 and 5 are shown on a plan hereto annexed as Schedule "A".

2. Clause (c) of Section 2.(2) of By-law No. 70-255 is amended by deleting "403 dwelling units" and substituting therefor, "326 dwelling units".
3. Paragraph 1 of Section 2 of By-law No. 74-187 is hereby repealed.
4. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-166a and S-346a.
5. Sheet No. E-59a is amended by marking the remaining lands referred to in section 1 of By-law No. 70-255 as amended by section 2 of this by-law, and section 1 of By-law No. 74-187 as amended by section 3 of this by-law, S-166a and S-346a, respectively.
6. In all other respects, By-laws No. 70-255 and 74-187 are hereby confirmed, unchanged.
7. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

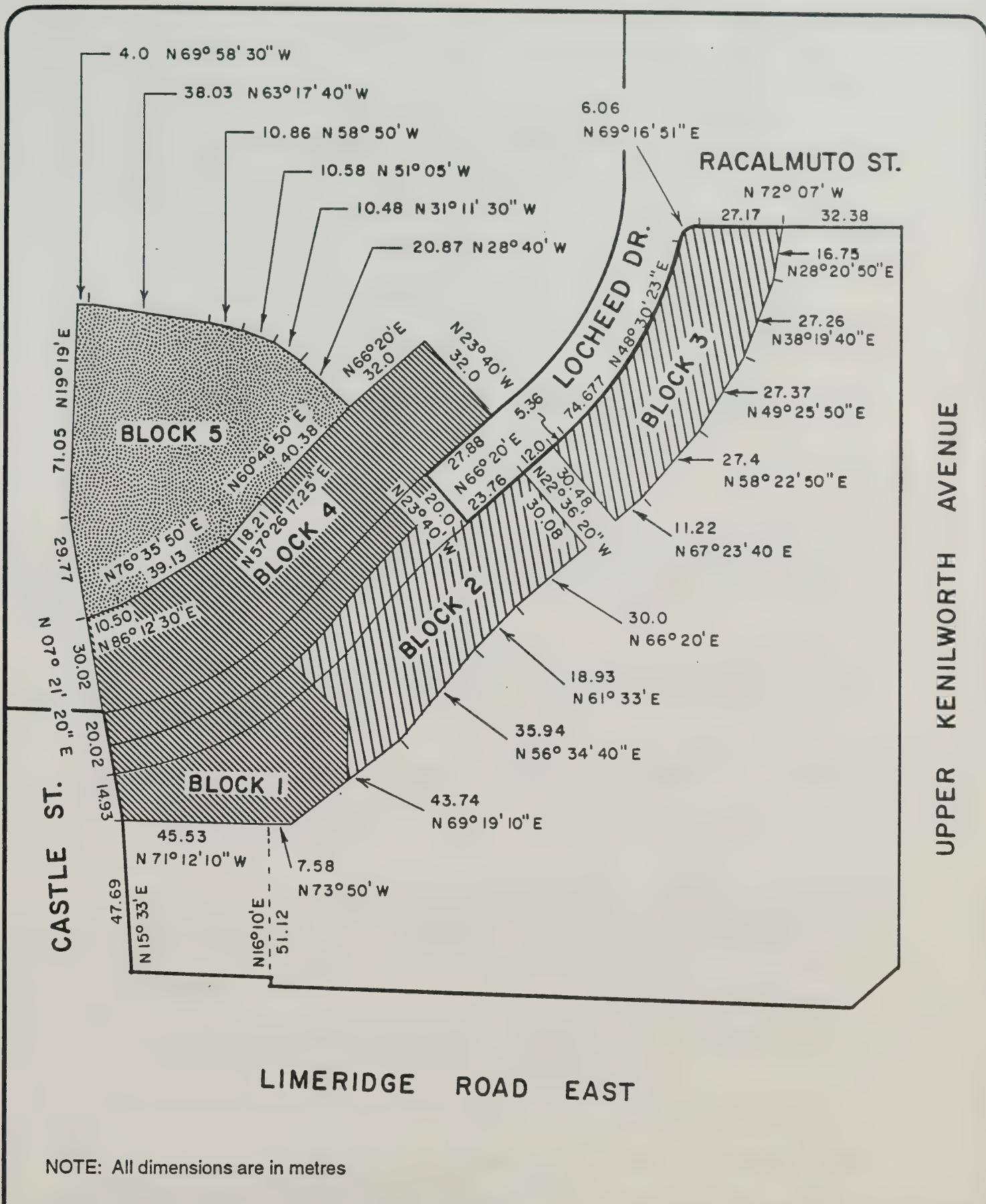
PASSED this 14th day of March A.D. 1995



CITY CLERK



Tom Jackson
(ACTING) MAYOR



This is Schedule "A" to By-Law No. 95-...068...
 Passed the 14th day of March, 1995.

[Signature]

Clerk

[Signature]

Mayor

City of Hamilton

Schedule A

Map Forming Part of
 By-Law No. 95-...068...
 to Amend By-Law No. 6593

Regional Municipality of Hamilton-Wentworth
 Planning and Development Department

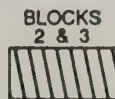
Legend

Change in zoning from:



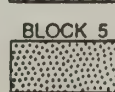
BLOCKS
1 & 4

'DE-2' (Multiple Dwellings) District, modified to
 'R-4' (Small Lot Single-Family Detached) District.



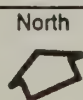
BLOCKS
2 & 3

'E-2' (Multiple Dwellings) District, modified to
 'R-4' (Small Lot Single-Family Detached) District.



BLOCK
5

'DE-2' (Multiple Dwellings) District, modified to
 'C' (Urban Protected Residential, etc.) District.



North

Scale
 Not to Scale

Date
 DECEMBER 1994

Reference File No.
 ZAC-93-26 AMENDED

Drawn By
 Z.K.

The Corporation of the City of Hamilton

BY-LAW NO. 95-076

To Amend:

Zoning By-law No. 6593

Respecting:

LAND LOCATED AT MUNICIPAL NO. 71 RYMAL ROAD WEST

WHEREAS it is intended to establish special requirements under section 19B of By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The "C" (Urban Protected Residential, etc.) District provisions, as contained in Section 9 of Zoning By-law No. 6593, applicable to the lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent only of the special requirements that,

- (a) notwithstanding the provisions of Section 9(1) of Zoning By-law No. 6593, only the following uses shall be permitted:
 - (i) a photographer's studio;
 - (ii) one residential dwelling unit in the same building as the photographer's studio; and
 - (iii) a wall sign having a maximum area of 4m²;
- (b) a landscaped planting strip having a minimum width of 3.0 m, and a visual barrier of not less than 1.2 m in height and not greater than 2.0 m in height, shall be provided and maintained along the southerly property line;
- (c) a landscaped planting strip having a minimum width of 1.2 m, and a visual barrier of not less than 1.2 m in height and not greater than 2.0 m in height, shall be provided and maintained along the westerly property line where it adjoins a residential district, except that no visual barrier shall be situated closer than 3.0 m in distance from the front lot line;

- (d) notwithstanding the provisions of Section 18A (14a) and (14g) of Zoning By-law No. 6593, parking may be provided in the required front yard and not less than 15% of the gross area of the front yard shall be used for landscaped area;
- (e) notwithstanding the provisions of Section 18(4)(iv) of Zoning By-law 6593, the accessory shed is permitted within the required side yard but shall not be closer than 1.5m to the side lot line;
- (f) notwithstanding the provisions of Section 18A (26) of Zoning By-law 6593, the access driveway must be at least 1.5m from the west property line;
- (g) a landscape planting strip having a minimum width of 1.5m shall be provided and maintained along the street line (northerly property line), except for any area used for vehicular access.

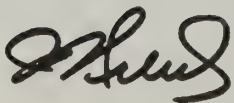
2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "C" District provisions, subject to the special requirements referred to in section 1.

3. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1337.

4. Sheet No. W-9E of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1337.

5. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 28th day of March A.D. 1995



CITY CLERK



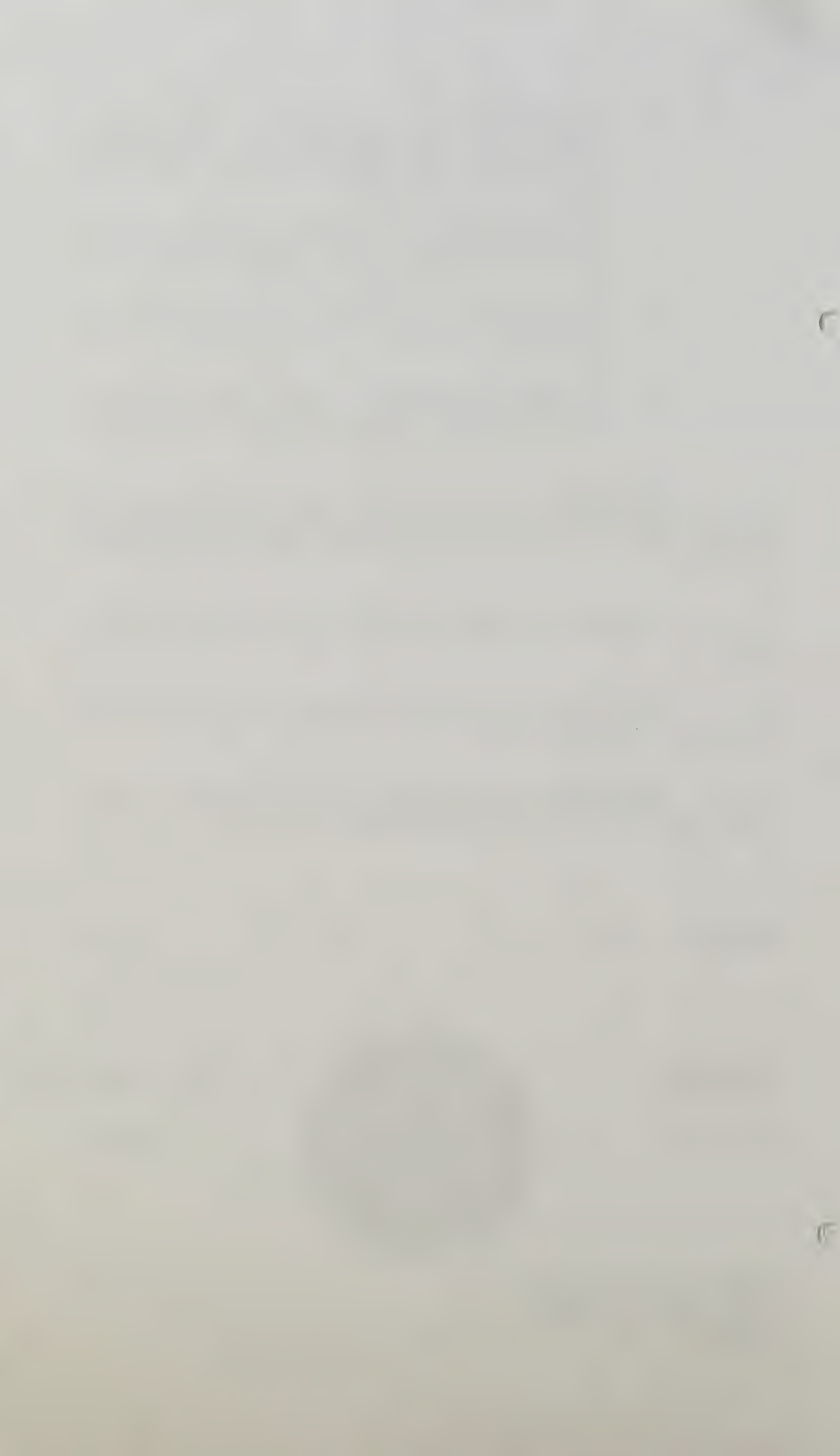

MAYOR

(1995) 5 R.P.D.C. 2, January 31

(1995) 9 R.P.D.C. , March 28

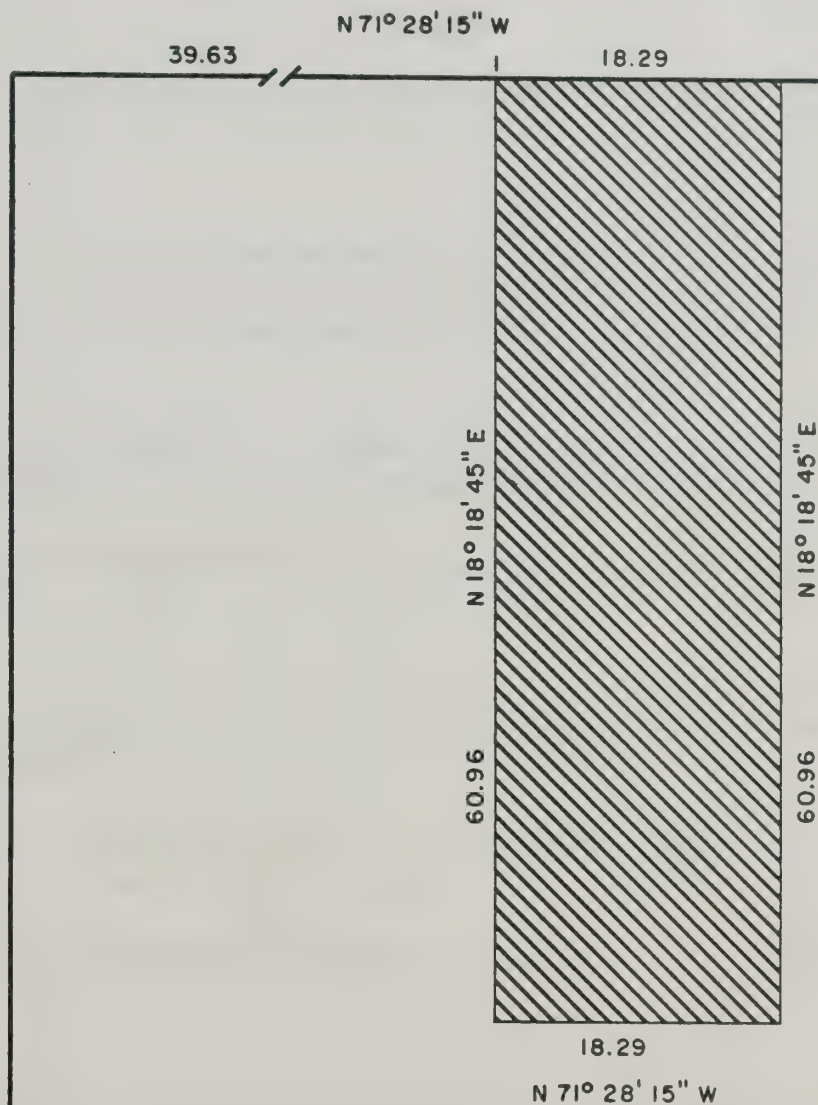
Gerald Coleman and Robert Coleman, Owners

ZAC-94-27



RYMAL ROAD WEST

CHRISTIE STREET



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 95-0.7.6....
Passed the ..28.th day ofMarch....., 1995.

[Signature]
Clerk

[Signature]
Mayor

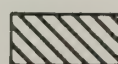
City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 95-0.7.6..
to Amend By-Law No. 6593

Regional Municipality of Hamilton-Wentworth
Planning and Development Department

Legend



Modification to the "C" (Urban
Protected Residential, etc.) District.

North



Scale
Not to Scale

Date
JANUARY 1995

Reference File No.
ZAC-94-27

Drawn By
Z.K.



The Corporation of the City of Hamilton

BY-LAW NO. 95-077

To Amend:

Zoning By-law No. 6593

Respecting:

LANDS LOCATED AT THE REAR OF 144 LIMERIDGE ROAD EAST

WHEREAS it is intended to change the zoning of the lands hereinafter referred to **by** amending By-law No. 6593, passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

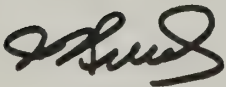
1. Sheet No. E-9B of the District Maps, appended to and forming part of By-law No. 6593, is amended,

(a) by changing from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District,

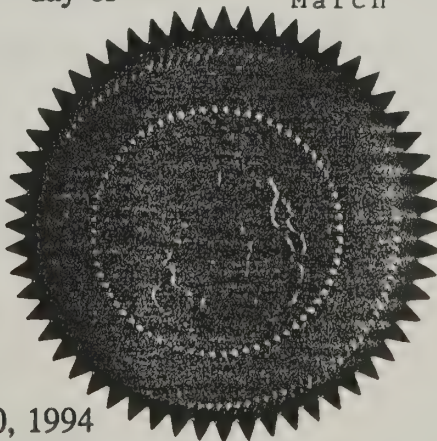
the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 28th day of March A.D. 1995.



CITY CLERK



MAYOR

(1994) 14 R.P.D.C. 2, August 30, 1994
Constantine, Anna, Mark & Victoria Skypas,
Andrew and Irene Dabrowski, Owners,
ZAC-94-16

LIMERIDGE ROAD EAST

N. E. CORNER OF
LOT 13 - CON. 7

N 70° 48' 10" W

N 70° 48' 05" W

33.772

267.988

N 18° 37' E

156.256

UPPER WELLINGTON STREET

N 17° 32' 50" E

212.496

N 18° 38' 40" E

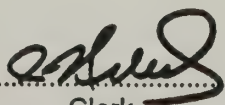
208.078

29.784

N 73° 05' 10" W

NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 95-077
Passed the 28th day of March, 1994.


Clerk


Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 95-077
to Amend By-Law No. 6593

Regional Municipality of Hamilton-Wentworth
Planning and Development Department

Legend



Lands to be regulated by
By-Law No. 95-077

North



Scale
Not to Scale

Date
AUGUST 1994

Reference File No.
ZAC-94-16

Drawn By
Z.K.

The Corporation of the City of Hamilton

BY-LAW NO. 95- 078

To Amend:

Zoning By-law No. 6593

Respecting:

**LANDS LOCATED AT THE SOUTH-EAST CORNER OF
STONE CHURCH ROAD EAST AND DICENZO DRIVE**

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish a special requirement under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-9C of the District Maps, appended to and forming part of By-law No. 6593, is amended,

- (a) by changing from "B" (Suburban Agriculture and Residential, etc.) District to "B-2" (Suburban Residential) District, the land comprised in Block "1"; and
- (b) by changing from "B" (Suburban Agriculture and Residential, etc.) District to "B-2" (Suburban Residential) District, modified, the land comprised in Block "2"; and
- (c) by changing from "AA" (Agricultural) District to "B-2" (Suburban Residential) District, modified, the land comprised in Block "3";

the extent and boundaries of each of which Blocks 1, 2 and 3 are shown on a plan hereto annexed as Schedule "A".

2. The "B-2" (Suburban Residential) District provisions, as contained in Section 8B. of Zoning By-law No. 6593, applicable to the lands referred to in section 1 (b) and (c) are amended to the extent only of the special requirement that,

- (a) notwithstanding Section 8B.(4) of Zoning By-law No. 6593, every lot or tract of land shall have a width of at least 15.0 metres and an area of at least 430 square metres.

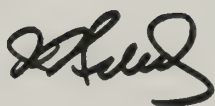
3. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "B-2" District provisions, subject to the special requirement referred to in section 2.

4. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1339.

5. Sheet No. E-9C of the District Maps is amended by marking the lands referred to in section 1 (b) and (c) of this by-law, S-1339.

6. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 28th day of March A.D. 1995

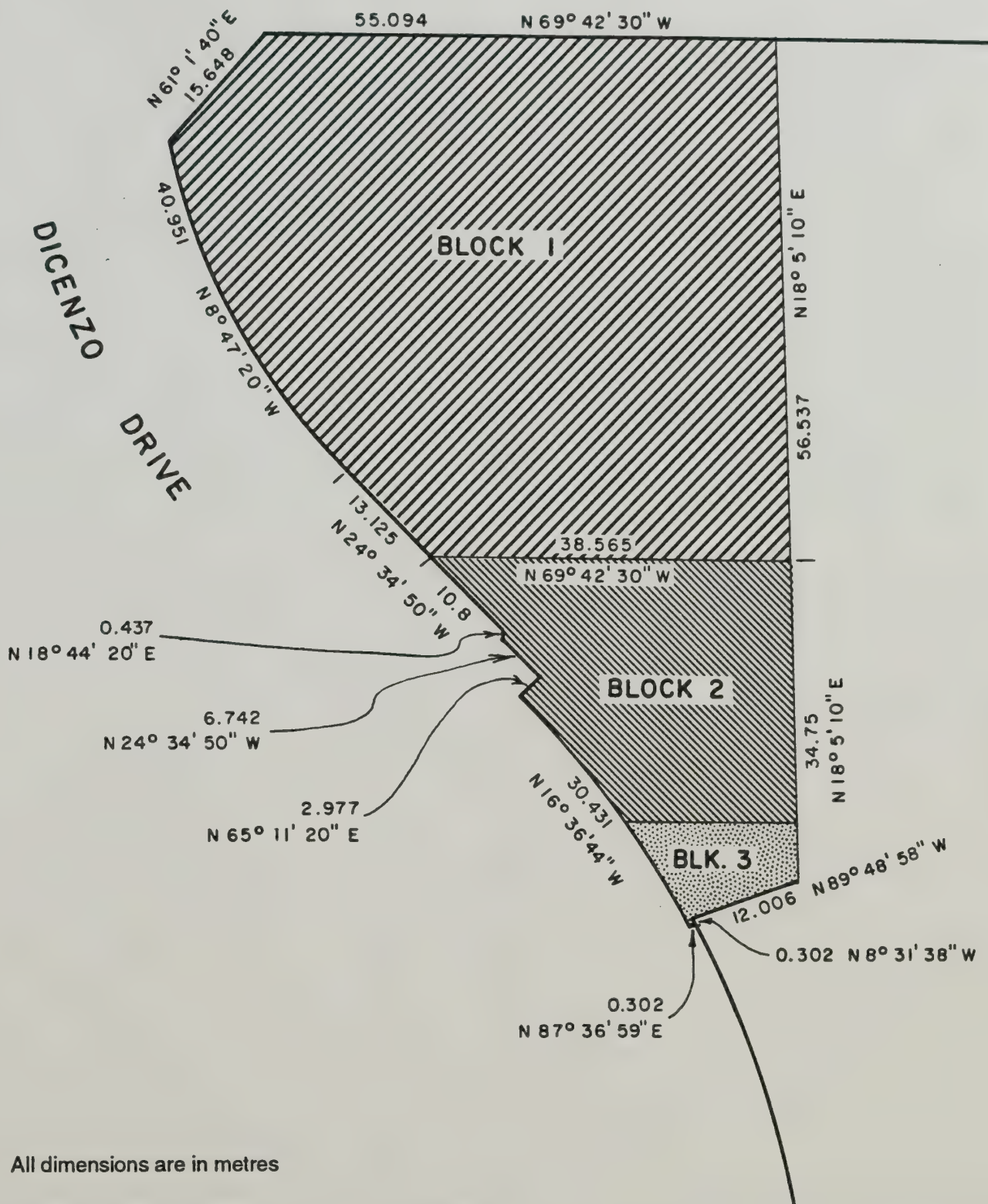


CITY CLERK



MAYOR

STONE CHURCH ROAD EAST



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 95-..07.8..
Passed the ...28.t.hday ofMarch....., 1995.

[Signature]
Clerk

[Signature]
Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 95-..07.8..
to Amend By-Law No. 6593

Regional Municipality of Hamilton-Wentworth
Planning and Development Department

Legend

Change in zoning from:

- BLOCK 1** (diagonal lines) "B" (Suburban Agriculture and Residential, etc.) District to "B-2" (Suburban Residential) District.
- BLOCK 2** (horizontal lines) "B" (Suburban Agriculture and Residential, etc.) District to "B-2" (Suburban Residential) District, modified.
- BLOCK 3** (dots) "AA" (Agriculture) District to "B-2" (Suburban Residential) District, modified.

North



Scale
Not to Scale

Date
MARCH 1995

Reference File No.
ZAC-94-29

Drawn By
Z.K.

The Corporation of the City of Hamilton

BY-LAW NO. 95-087

To Amend:

Zoning By-law No. 6593

Respecting:

LAND LOCATED AT

MUNICIPAL NO. 680 VAN WAGNER'S BEACH ROAD

WHEREAS it is intended to establish a special requirement under section 19B of By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The "AA" (Agricultural) District provisions, as contained in Section 7A of Zoning By-law No. 6593, applicable to the lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent only of the special requirement that,

- (a) notwithstanding Section 7A.(1)(c) of Zoning By-law No. 6593, a penny arcade with a maximum of 30 machines shall be permitted accessory to the public use of a theme park.

2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "AA" District provisions, subject to the special requirement referred to in section 1.

3. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1338.

4. Sheets No. E-121 and E-122 of the District Maps are amended by marking the lands referred to in section 1 of this by-law, S-1338.

5. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this

11th

day of

April

A.D. 1995

S. P. Hollowell

ACTING CITY CLERK



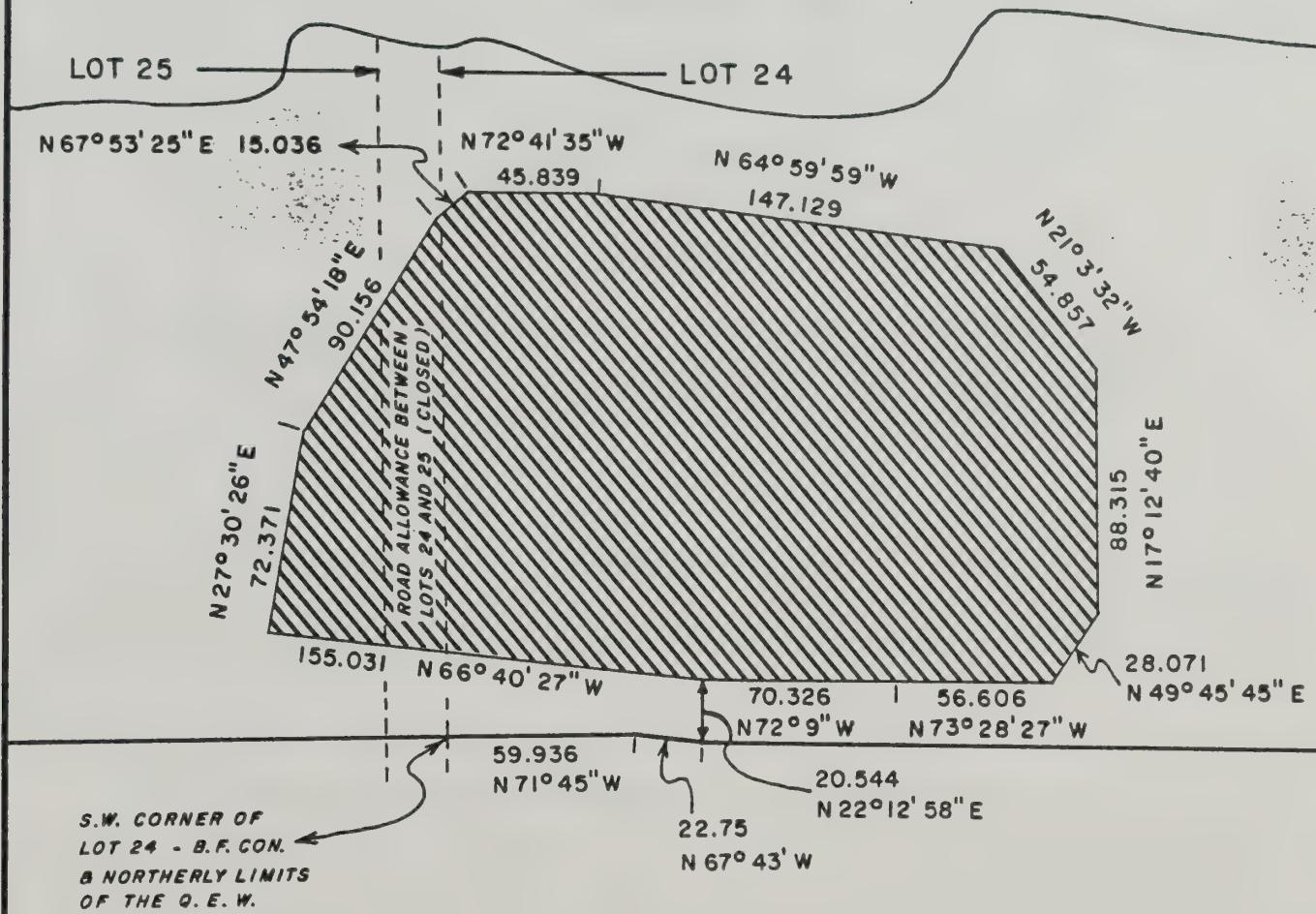
[Signature]

MAYOR

(1995) 5 R.P.D.C. 1, January 31

The Regional Municipality of Hamilton-Wentworth, Owner
ZA-94-31

LAKE ONTARIO



THE QUEEN ELIZABETH WAY

NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 95-087
Passed the 11th day of April, 1995.

S. J. Wollan
Acting Clerk

[Signature]
Mayor

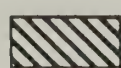
City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 95-087
to Amend By-Law No. 6593

Regional Municipality of Hamilton-Wentworth
Planning and Development Department

Legend



Modification to the
"AA" (Agricultural) District.

North



Scale
Not to Scale

Date
MARCH 1995

Reference File No.
ZAR-94-31

Drawn By
Z.K.

The Corporation of the City of Hamilton

BY-LAW NO. 95- 088

To Amend:

Zoning By-law No. 6593
As Amended by Zoning By-law No. 91-124

Respecting:

**LANDS LOCATED ON THE WEST SIDE OF LOCKE STREET SOUTH,
BETWEEN KING STREET WEST AND MAIN STREET WEST
(MUNICIPAL NOS. 18 TO 64 LOCKE STREET SOUTH)**

WHEREAS the Council of The Corporation of the City of Hamilton passed Zoning By-law No. 6593 on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 91-124 on the 25th day of June 1991 to change the zoning and establish special requirements under Section 19B of Zoning By-law No. 6593, for the "D" District, in respect of the lands located on the west side of Locke Street South from Municipal Numbers 18 to 64 Locke Street South, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law came into force on the day it was passed in accordance with the Planning Act;

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 1 of the 8th Report of the Planning and Development Committee at its meeting held on the 14th day of March 1995, recommended that Zoning By-law No. 6593, as amended by By-law No. 91-124, be further amended as hereinafter set out;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The "D" (Urban Protected Residential - One and Two-Family Dwellings, etc.) District provisions, as contained in Section 10 of Zoning By-law No. 6593, as amended by By-law No. 91-124, applicable to the lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are further amended as follows:

(a) Section 1.(c) of By-law No. 91-124 is deleted in its entirety.

2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "D" District provisions, subject to the special requirements referred to in section 1 of By-law No. 91-124 and section 1 of this by-law.
3. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1219a.
4. Sheet No. W-12 of the District Maps is amended by marking the lands referred to in section 1 of By-law No. 91-194 and section 1 of this by-law, S-1219a.
5. In all other respects, By-law No. 91-124 is hereby confirmed, unchanged.
6. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 11th day of April A.D. 1995

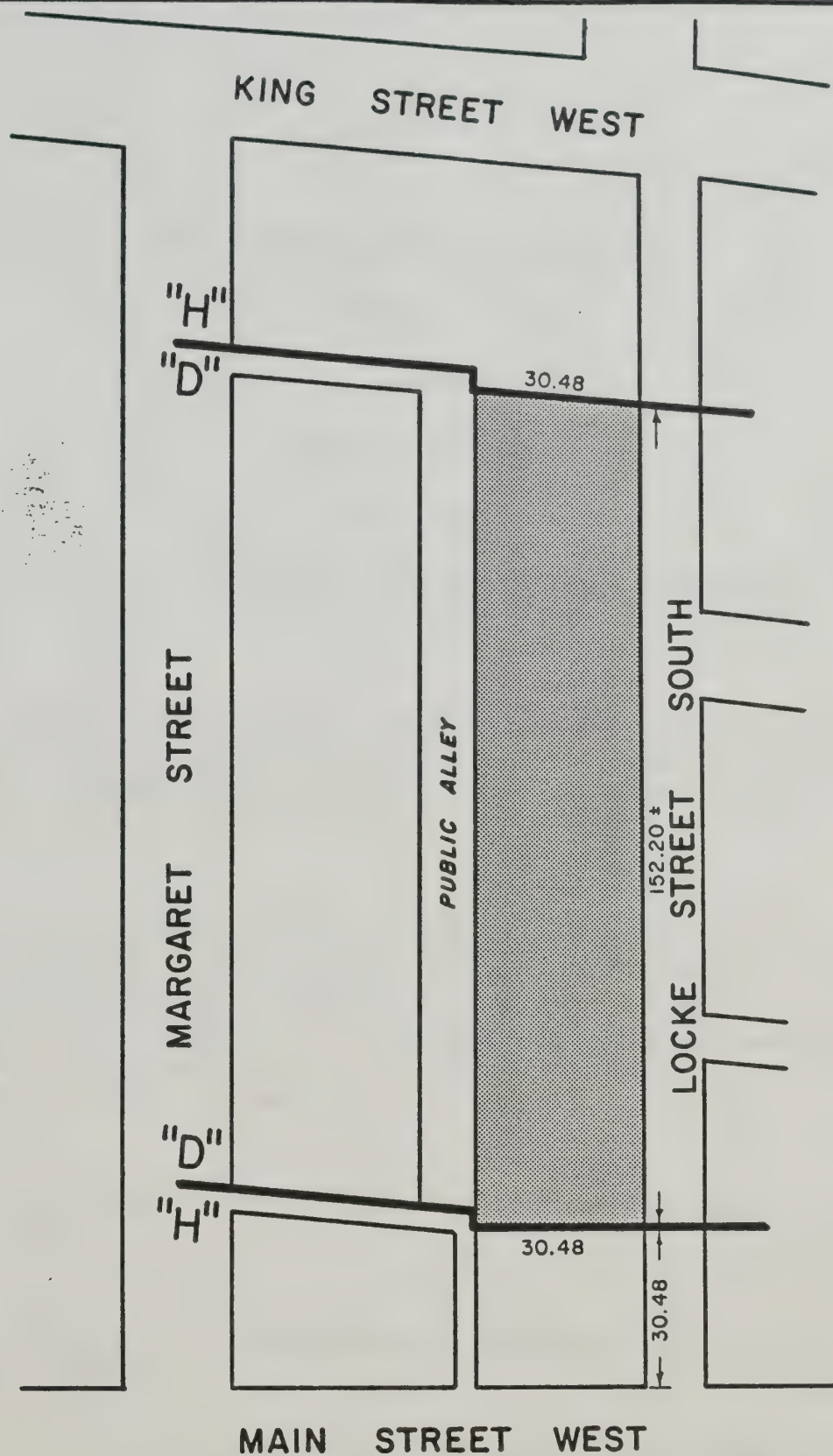
A. B. Wollough

ACTING CITY CLERK



[Signature]

MAYOR



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 95-088
Passed the 11th day of April, 1995.

P. J. O'Connell
Acting Clerk

[Signature]
Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 95-088
to Amend By-Law No. 6593

Regional Municipality of Hamilton-Wentworth
Planning and Development Department

Legend



Further modification to the
established "D" district.

North



Scale
Not to Scale

Date
MARCH 1995

Reference File No.
C.I. 95-A

Drawn By
Z.K.

The Corporation of the City of Hamilton

BY-LAW NO. 95- 111

To Amend:

Zoning By-law No. 6593

Respecting:

LAND LOCATED AT MUNICIPAL NO. 852 UPPER WENTWORTH STREET

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish special requirements under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982, as amended by Official Plan Amendment No. 129, proposed by the Council of The Corporation of the City of Hamilton but not yet approved by The Regional Municipality of Hamilton-Wentworth in accordance with the provisions of Sections 4, 17 and 21 of the Planning Act, R.S.O. 1990, Chapter P.13.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-18 of the District Maps, appended to and forming part of By-law No. 6593, is amended,

- (a) by changing from "C" (Urban Protected Residential, etc.) District to "C" - 'H' (Urban Protected Residential, etc. - Holding) District, the land comprised in Block 1; and
- (b) by changing from "AA" (Agricultural) District to "C" - 'H' (Urban Protected Residential, etc. - Holding) District, the land comprised in Block 2,

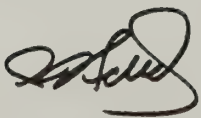
the extent and boundaries of each of which Blocks 1 and 2 are shown on a plan hereto annexed as Schedule "A".

2. The "C" (Urban Protected Residential, etc.) District provisions, as contained in Section 9 of Zoning By-law No. 6593, applicable to the lands referred to in section 1 are amended to the extent only of the special requirements that,

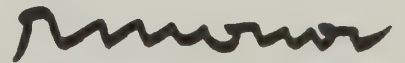
- (a) notwithstanding Section 9(1) of Zoning By-law No. 6593, the following uses shall be permitted:
 - (i) General offices and a kitchen cabinet showroom on the first and second floor and having a maximum total gross floor area of not more than 95.0 m² ;

- (ii) One dwelling unit on the second floor; and
 - (iii) An unlighted name plate having an area of not more than 0.2 square metres attached to and, as nearly as practicable, flush with the wall of the building;
- (b) Section 18A(26) of Zoning By-law No. 6593 shall not apply; and
 - (c) a minimum 3.0 m wide landscape planting strip and a visual barrier not less than 1.2 m in height and not greater than 2.0 m in height shall be provided and maintained along the westerly lot line of Block 1.
3. (a) The 'H' symbols referred to in section 1 shall be removed conditional upon the applicant applying for and receiving approval for a Site Plan Control Application.
- (b) The 'H' symbol shall be removed by amendment to this by-law and the development of the lands referred to in section 1 may at such time proceed in accordance with the "C" District provisions, subject to the special requirements referred to in section 2 of this by-law.
4. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "C" District provisions, subject to the special requirements referred to in section 2.
5. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1336.
6. Sheet No. E-18 of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1336.
7. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 9th day of May A.D. 1995



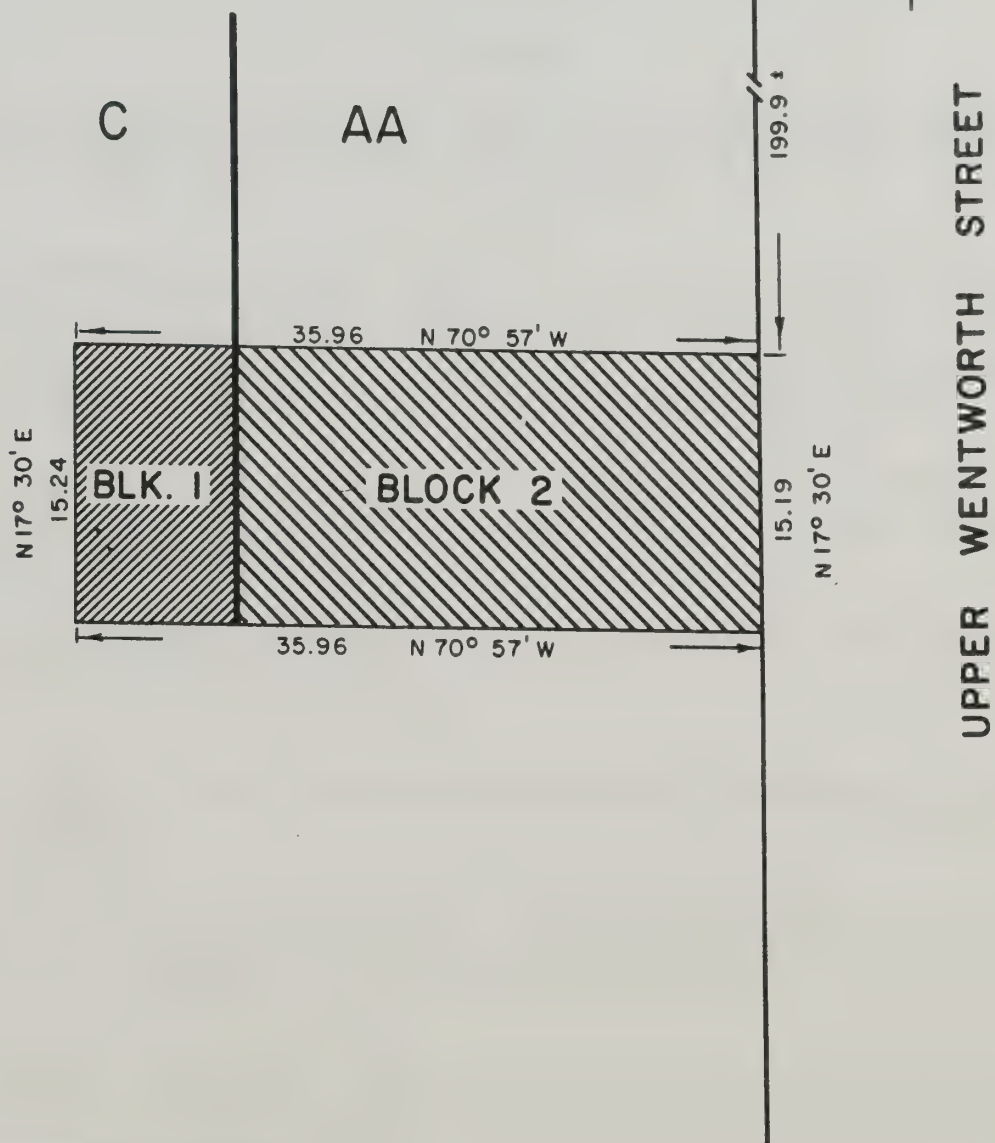
CITY CLERK

MAYOR

NORTH EAST CORNER
OF LOT 11 - CON. 6

MOHAWK ROAD EAST



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 95-¹¹¹
Passed the ^{9th} day of ^{May}, 1995.


Clerk


Mayor

City of Hamilton

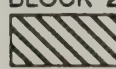
Schedule A

Map Forming Part of
By-Law No. 95-¹¹¹
to Amend By-Law No. 6593

Regional Municipality of Hamilton-Wentworth
Planning and Development Department

Legend

 BLOCK 1 Modification to the "C" (Urban Protected Residential, etc.) District.

 BLOCK 2 Change in zoning from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District, modified.

North



Scale
Not to Scale

Date
JANUARY 1995

Reference File No.
ZAC-94-26

Drawn By
Z.K.

The Corporation of the City of Hamilton

BY-LAW NO. 95- 113

To Amend:

Zoning By-law No. 6593
As Amended by By-laws No. 70-259, 73-291, 75-178,
83-169 and 84-101

Respecting:

**LANDS LOCATED ON THE EAST SIDE OF UPPER OTTAWA STREET
BETWEEN CARSON DRIVE AND LARCH STREET**

WHEREAS the Ontario Municipal Board, in its Order dated the 26th day of September 1989, (File No. Z 880125), allowed an appeal with respect to the property, the extent and boundaries of which are shown on Schedule "A" hereto annexed and forming part of this by-law, and amended Zoning By-law No. 6593 as hereinafter provided;

AND WHEREAS the Ontario Municipal Board Order authorized, and it is desirable to record, the said amendments to the Zoning By-law in the form of this amending by-law for record-keeping purposes.

NOW THEREFORE the Council of The Corporation of the City of Hamilton of the City of Hamilton enacts as follows:

1. Sheet No. E-59A of the District Maps, appended to and forming part of By-law No. 6593, is amended,

- (a) by changing from "DE" (Low Density Multiple Dwellings) District, modified, to "G" (Neighbourhood Shopping Centre, etc.) District, the lands comprised in Blocks 1 and 2; and
- (b) by changing from "G-3" (Public Parking Lots) District, modified, to "G" (Neighbourhood Shopping Centre, etc.) District, the land comprised in Block 3,

the extent and boundaries of each of which Blocks 1, 2 and 3 are shown on a plan hereto annexed as Schedule "A", attached hereto and forming part of this by-law.

2. The "G" (Neighbourhood Shopping Centre, etc.) District provisions, as contained in Section 13 of Zoning By-law No. 6593, as amended by By-laws No. 70-259, 73-291, 75-178, 83-169 and 84-101, applicable to the lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are further amended to the extent only of the following special requirements:

- (a) the total floor area shall not exceed 5,951 m²;
- (b) notwithstanding Section 13(2) of By-law No. 6593, the height of any building or structure shall not exceed one storey;
- (c) notwithstanding Section 13(3)(ii) of By-law No. 6593, a side yard of not less than 3.0 m shall be provided and maintained;
- (d) notwithstanding paragraph 4 of Table 1 referred to in Section 18A.(1) of By-law No. 6593, not less than 292 parking spaces shall be provided and maintained;

- (e) notwithstanding Section 18A.(11) and Section 18A.(12)(a) and (b) of By-law No. 6593, a landscaped strip not less than 6.0 m in width shall be provided and maintained along the southerly lot line of Block 1, and a landscaped strip not less than 6.0 m in width shall be provided and maintained along the easterly lot line of Block 1 where the parking area and loading spaces abut a residential district;
- (f) notwithstanding Section 18A.(12)(c) of By-law No. 6593, the combination of a landscaped berm and visual barrier not less than 1.8 m in height but not more than 2.0 m in height shall be provided and maintained within the required 6.0 m landscaped strip along the southerly lot line of Block 1 and the combination of a landscaped berm and visual barrier not less than 1.8 m in height but not more than 2.0 m in height shall be provided and maintained along the easterly lot line of Block 1 where the parking area and loading spaces abut a residential district;
- (g) no access (vehicular, pedestrian or otherwise) to or egress from Carson Drive shall be permitted.

3. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "G" District provisions, subject to the special requirements referred to in section 2 of this by-law.

4. (1) By-law No. 83-169, passed on the 1st day of June 1983 and approved by the Ontario Municipal Board by Order dated the 31st day of October 1983, (File No. R 831100), respecting land located on the east side of Upper Ottawa Street, north of Carson Drive, is hereby amended by revoking sections 2, 3, 4 and 5.

(2) In all other respects, By-law No. 83-169 is hereby confirmed, unchanged.

5. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-413c.

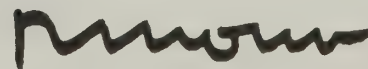
6. Sheet No. E-59A of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-413c.

7. This by-law is enacted for record-keeping purposes in accordance with the Ontario Municipal Board Order dated the 26th day of September 1989, and these zoning amendments came into force and effect on the date of the said Order.

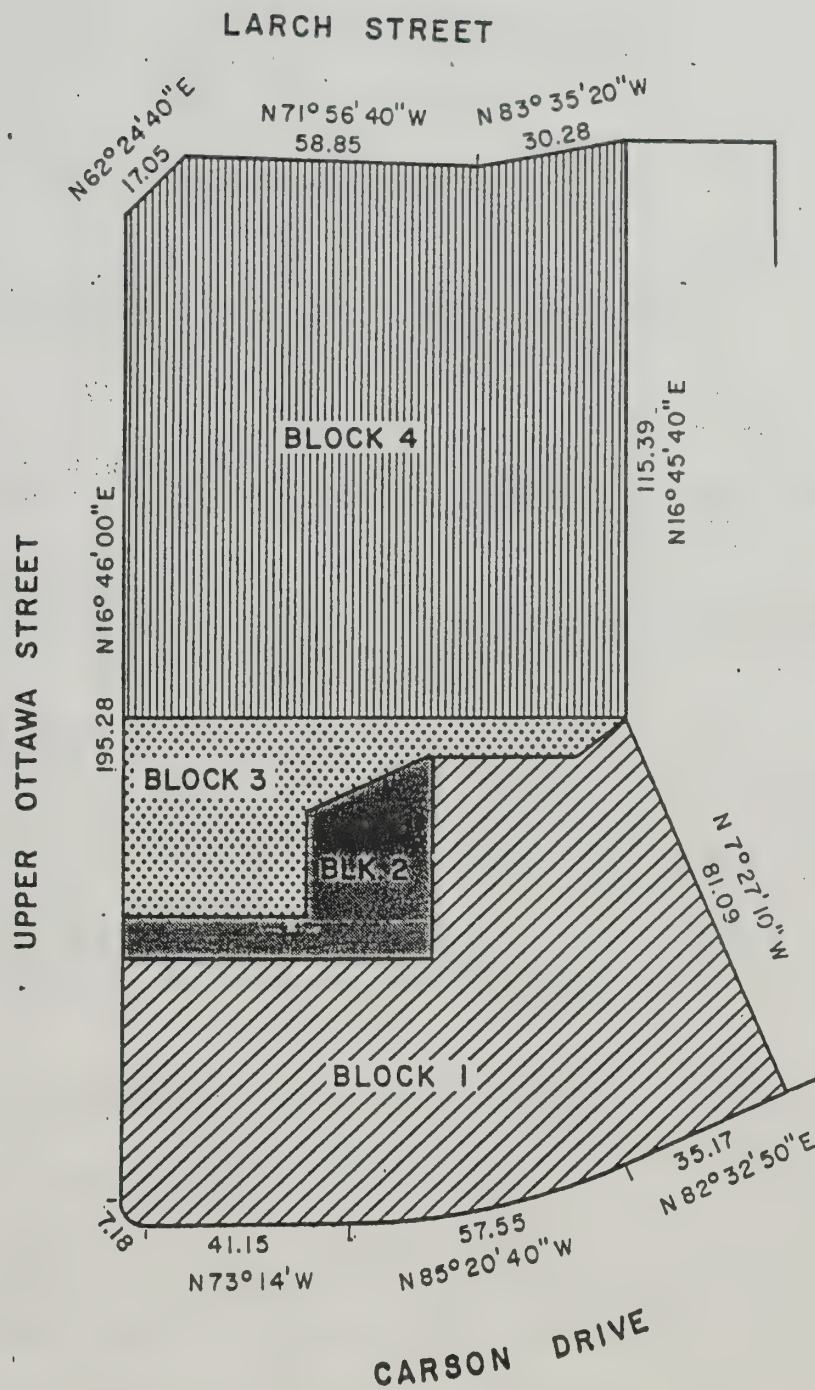
PASSED this 9th day of May A.D. 1995



CITY CLERK

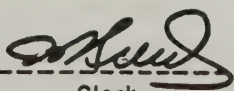



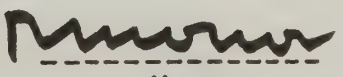
MAYOR



NOTE: ALL DIMENSIONS
ARE IN METRES

THIS IS SCHEDULE "A" TO BY-LAW NO. 95-113-----
PASSED THE 9th DAY OF May-----


Clerk


Mayor

North 	Scale NOT TO SCALE	Reference File No. ZA 87- 60
	Date DEC. 15, 1989	Drawn By Z.K.

CITY OF HAMILTON

SCHEDULE "A"

**MAP FORMING PART OF
BY-LAW NO. 95-113**

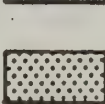
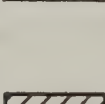
TO AMEND BY-LAW NO. 6593

Regional Municipality of Hamilton-Wentworth
Planning and Development Department

LEGEND

Legend

CHANGE IN ZONING FROM:

BLOCK 1		"DE" (LOW DENSITY MULTIPLE DWELLINGS) DISTRICT TO "G" (NEIGHBOURHOOD SHOPPING CENTRE, ETC.) DISTRICT, MODIFIED.
BLOCK 2		
BLOCK 3		"G-3" (PUBLIC PARKING LOTS) DISTRICT TO "G" (NEIGHBOURHOOD SHOPPING CENTRE, ETC.) DISTRICT, MODIFIED.
BLOCK 1		
BLOCK 2		
BLOCK 3		
BLOCK 4		

**LANDS TO BE REGULATED
BY BY-LAW NO. 95-113**

The Corporation of the City of Hamilton

BY-LAW NO. 95- 114

To Amend:

Zoning By-law No. 6593
As Amended by Zoning By-laws Nos. 70-259, 73-291
75-178, 83-169 and 84-101

Respecting:

LAND LOCATED AT MUNICIPAL NO. 969 UPPER OTTAWA STREET

WHEREAS it is intended to establish special requirements under section 19B of By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 70-259 on the 8th day of September 1970 to change the zoning and establish special requirements under Section 19B of Zoning By-law No. 6593, for the "D", "G", "DE" and "E-2" Districts, in respect of the land located in the area on the east side of Upper Ottawa Street between Mohawk Road and Limeridge Road, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law was approved by the Ontario Municipal Board by Order dated the 19th day of January 1971, (File No. R. 4130-70);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 73-291 on the 13th day of November 1973 to change the zoning and establish special requirements under Section 19B of Zoning By-law No. 6593, for the "G" and "DE" Districts, in respect of the land located on the east side of Upper Ottawa Street in the area south of Larch Street and north of Carson Drive, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law was approved by the Ontario Municipal Board by Order dated the 21st day of February 1974, (File No. R 74239);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 75-178 on the 24th day of June 1975 to change the zoning and establish special requirements under Section 19B of Zoning By-law No. 6593, for the "G" District, in respect of the land located at the south-east corner of Upper Ottawa and Larch Street, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law was approved by the Ontario Municipal Board by Order dated the 27th day of July 1976, (File No. R 752514), with the exception of Section 2 of the said by-law;

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 83-169 on the 1st day of June 1983 to change the zoning and establish special requirements under Section 19B of Zoning By-law No. 6593, for the "G-3" District, in respect of the land located on the east side of Upper Ottawa Street, north of Carson Drive, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law was approved by the Ontario Municipal Board by Order dated the 31st day of October 1983, (File No. R 831100);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 84-101 on the 24th day of April 1984 to establish special requirements under Section 19B of Zoning By-law No. 6593, for the "G" District, in respect of the land located at the south-east corner of Upper Ottawa Street and Larch Street, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law was approved by the Ontario Municipal Board by Order dated the 6th day of February 1984, (File No. R 752514);

AND WHEREAS By-law No. 95- 113 passed on the 9th day of May 1995, established special requirements under Section 19B of Zoning By-law No. 6593, for the "G" District, in respect of lands located on the east side of Upper Ottawa Street between Carson Drive and Larch Street, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A";

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The "G" (Neighbourhood Shopping Centre, etc.) District provisions, as contained in Section 13 of Zoning By-law No. 6593, as amended by Zoning By-laws Nos. 70-259, 73-291, 75-178, 83-169 and 84-101, applicable to the lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent only of the special requirements that,

- (a) notwithstanding Section 13 of By-law No. 6593, only one ground sign for shopping centre and/or business identification shall be permitted along Upper Ottawa Street only, subject to the following requirements:
 - (i) no sign shall be more than 7.4 m in height and every sign shall have a height of at least 1.8 m from the ground to the bottom of the sign;
 - (ii) no sign shall be more than 15.0 m² in area;
 - (iii) every sign shall be setback a minimum of 4.5 m from any lot line; and
 - (iv) no sign shall be illuminated unless the source of light is steady and suitably shielded to contain the illumination.

2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "G" District provisions, subject to the special requirements referred to in section 2 of By-law No. 70-259, section 2 of By-law No. 73-291, section 2 of By-law No. 83-169, section 1 of By-law No. 84-101, section 2 of By-law No. 95- 113 and section 1 of this by-law.

3. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-413d.

4. Sheet No. E-59A of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-413d.

5. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 9th day of May A.D. 1995

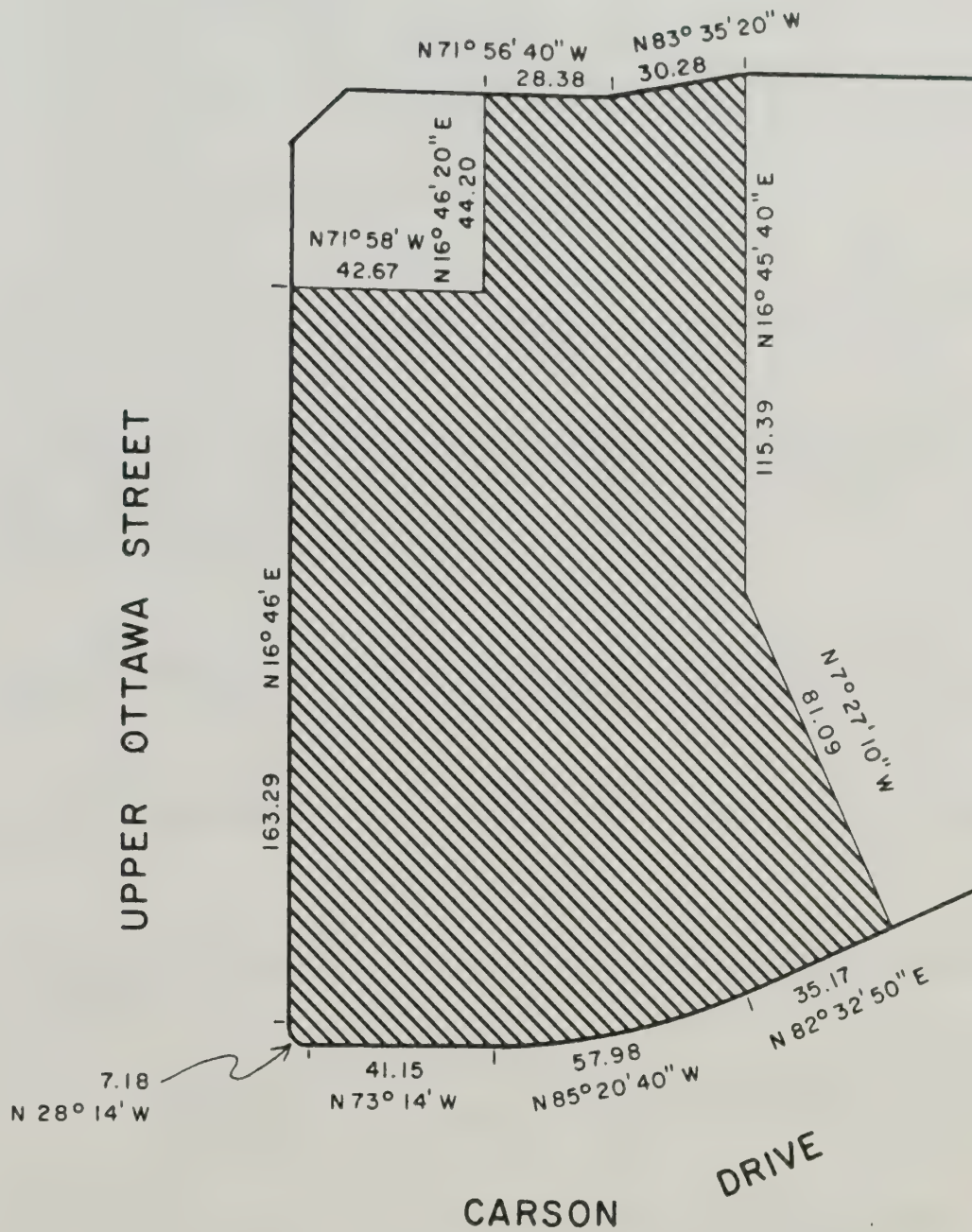


CITY CLERK




MAYOR

LARCH STREET



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 95-...114...
Passed the ...9th... day of ...May..., 1995.

[Signature]

Clerk

[Signature]

Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 95-...114...
to Amend By-Law No. 6593

Regional Municipality of Hamilton-Wentworth
Planning and Development Department

Legend



Lands to be regulated by
By-Law No. 95-...114...

No. 11.



Scale
Not to Scale

Date
MARCH 1995

Reference File No.
ZAR-95-03

Drawn By
Z.K.

The Corporation of the City of Hamilton

BY-LAW NO. 95- 127

To Amend:

Zoning By-law No. 6593

Respecting:

LAND LOCATED AT MUNICIPAL NO. 1445 MAIN STREET WEST

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish special requirements under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W-46 of the District Maps, appended to and forming part of By-law No. 6593, is amended,

- (a) by changing from "C" (Urban Protected Residential, etc.) District to "H" (Community Shopping and Commercial, etc.) District, the land comprised in Block 2,

the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. The "H" (Commercial Shopping and Commercial, etc.) District provisions, as contained in Section 14 of Zoning By-law No. 6593, applicable to the lands comprised in Blocks 1 and 2, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent only of the special requirements that,

- (a) Notwithstanding Section 14.(1)(xvii) of Zoning By-law No. 6593, a mechanical car wash consisting of one bay, as an accessory use to a gas bar shall be permitted; and,
- (b) Notwithstanding Section 18.(3)(iv)(a) of Zoning By-law No. 6593, a 4.0 m minimum westerly side yard shall be provided and maintained for every building or structure; and,
- (c) Notwithstanding Section 14.(1)(xvi) of Zoning By-law No. 6593, only one (1) business identification sign that is ground sign and having a vertical dimension of not more than 6.0 metres, an aggregate area of vertical projection of not more than 1.0 square metre per 0.5 metres of street frontage of the lot, and located not less than 3.0 m from the Main Street West streetline shall be permitted; and,

- (d) Notwithstanding clause 2.(2)J.(xb) of Zoning By-law No. 6593, one (1) directional sign at each point of ingress and egress, and each said sign of a size not exceeding 1.2 square metres (12.92 square feet) shall be permitted; and,
- (e) No sign shall be illuminated unless the source of light is steady and suitably shielded to contain the illumination; and,
- (f) A landscape area not less than 6.0 m in width shall be provided and maintained along the westerly lot line where the lot adjoins a residential district and no parking or other use shall be permitted within the landscape area, except for the one bay mechanical car wash; and,
- (g) A landscape area not less than 3.0 m in width shall be provided and maintained along the northerly and easterly lot lines, except for any area used for access driveways; and,
- (h) A visual/acoustical barrier not less than 1.8 m in height and not more than 2.0 m in height shall be provided and maintained along the westerly lot line, where the lot adjoins a residential district; and,

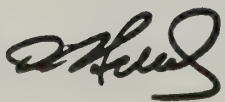
3. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "H" District provisions, subject to the special requirements referred to in section 2.

4. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1341.

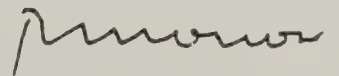
5. Sheet No. W-46 of the District Maps is amended by marking the lands referred to in section 2 of this by-law, S-1341.

6. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 30th day of May A.D. 1995



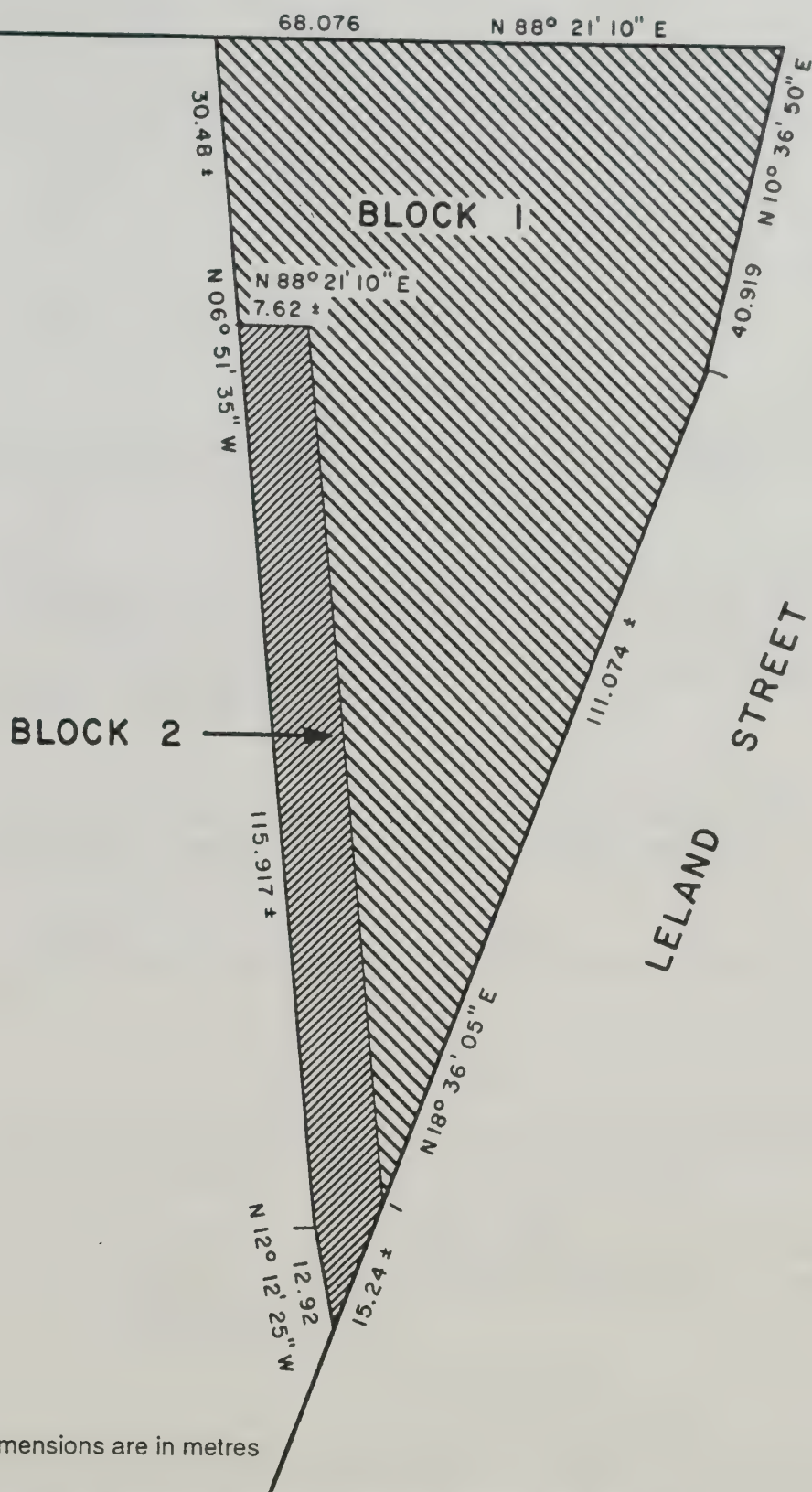
CITY CLERK

MAYOR

(1995) 11 R.P.D.C. 2, April 11
Imperial Oil Limited, Owner
ZAC-95-02

MAIN STREET WEST



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 95-127.
Passed the 30th day of May, 1995.

[Signature]

Clerk

[Signature]

Mayor

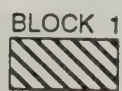
City of Hamilton

Schedule A

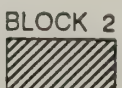
Map Forming Part of
By-Law No. 95-127..
to Amend By-Law No. 6593

Planning and Development Department

Legend



BLOCK 1 Modification to the established "H" (Community Shopping and Commercial, etc.) District.



BLOCK 2 Change in zoning from "C" (Urban Protected Residential, etc.) District to "H" (Community Shopping and Commercial, etc.) District, modified.

North



Scale
Not to Scale

Date
MAY 1995

Reference File No.
ZAC-95-02

Drawn By
Z.K.

The Corporation of the City of Hamilton

BY-LAW NO. 95- 129

To Amend:

Zoning By-law No. 6593

Respecting:

LAND LOCATED AT MUNICIPAL NO. 370 MAIN STREET EAST

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish special requirements under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheets No. E-13 and E-14 of the District Maps, appended to and forming part of By-law No. 6593, are amended,

- (a) by changing from "H" (Community Shopping and Commercial, etc.) District to "CR-2" (Commercial - Residential) District, the land comprised in Block 1,

the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. The "CR-2" (Commercial - Residential) District provisions, as contained in Section 15B of Zoning By-law No. 6593, applicable to the lands referred to in section 1 are amended to the extent only of the special requirements that,

- (a) For the purpose of this By-law, a Senior Citizens' Dwelling Unit shall mean a separate set of living quarters, operated by a non-profit housing corporation which receives assistance under the National Housing Act or other non-profit housing programs, the purpose of which is to provide housing subsidies for qualifying senior citizens, and which shall include at least one room and separate kitchen and sanitary conveniences with a private entrance outside or from a common hallway or stairway inside; and,

(b) Notwithstanding Sections 15B(14) and 15B(16) of Zoning By-law No. 6593, a mixed commercial and residential development shall be permitted with a total maximum gross floor area of 4,114 m² and shall include a Senior Citizens' Multiple Dwelling with a maximum of 50 Senior Citizens' Dwelling Units and a maximum residential gross floor area of 3,983 m², subject to the following special provisions:

1. Notwithstanding Section 15B(8)(b) no building or structure shall exceed 7 storeys or 22.4 m in height; and,
2. Notwithstanding Section 15B(9) the following minimum yards shall be provided and maintained for any residential use:
 1. front yard (north lot line along Main Street) 5.0m
 2. side yard (west lot line) 0.0m
 3. side yard (east lot line along Emerald Street) 0.0m
 4. rear yard (south lot line) 4.5m;

and,
3. Notwithstanding Section 15B(11)(b) a west side yard of 0.0m may be provided and maintained for any commercial use; and,
4. Notwithstanding Section 15B(19) a minimum amenity area of 721 m² shall be provided and maintained; and,
5. Notwithstanding Section 15B(21) and 15B(22) a minimum landscaped area of 111.5 m² shall be provided and maintained and may be located above grade, subject to Section 15B(27); and,
6. Notwithstanding Section 18.(3)(vi), a balcony may project 1.6 m into the required front and rear yards; and,
7. Notwithstanding Section 18A, a minimum of one 3.7 m x 9.0 m x 4.3 m loading space shall be provided and maintained; and,
8. Notwithstanding Section 18A, parking shall be provided and maintained for a Senior Citizens' Multiple Dwelling on the basis of 0.3 spaces per Senior Citizens' Dwelling Unit, except that not less than 33 parking spaces shall be provided and maintained; and,
9. Notwithstanding Section 18A, a maximum of four of the required parking spaces may be located on Block "2".

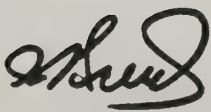
3. The "E" (Multiple Dwellings, Lodges, Clubs, etc.) District provisions, as contained in Section 11 of Zoning By-law 6593, applicable to the lands comprised in Block "2", the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent only of the special requirements that,

(a) Notwithstanding Section 11(1) of Zoning By-law No. 6593, parking accessory to a mixed residential and commercial development on Block "1" shall be permitted, subject to the following special provisions:

1. Notwithstanding Section 18(A) manoeuvring space may be provided off-site; and,

2. A visual barrier not less than 1.2 m and not more than 2.0m in height shall be provided and maintained along the southerly lot line, except for a distance of 5.0 m from the Emerald Street road allowance; and,
3. A minimum 2.7 m wide landscaped planting strip shall be provided and maintained along the southerly lot line.
4. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "CR-2" District and "E" District provisions, subject to the special requirements referred to in sections 2 and 3.
5. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1340.
6. Sheets No. E-13 and E-14 of the District Maps are amended by marking the lands referred to in section 1 and section 3 of this by-law, S-1340.
7. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 30th day of May A.D. 1995

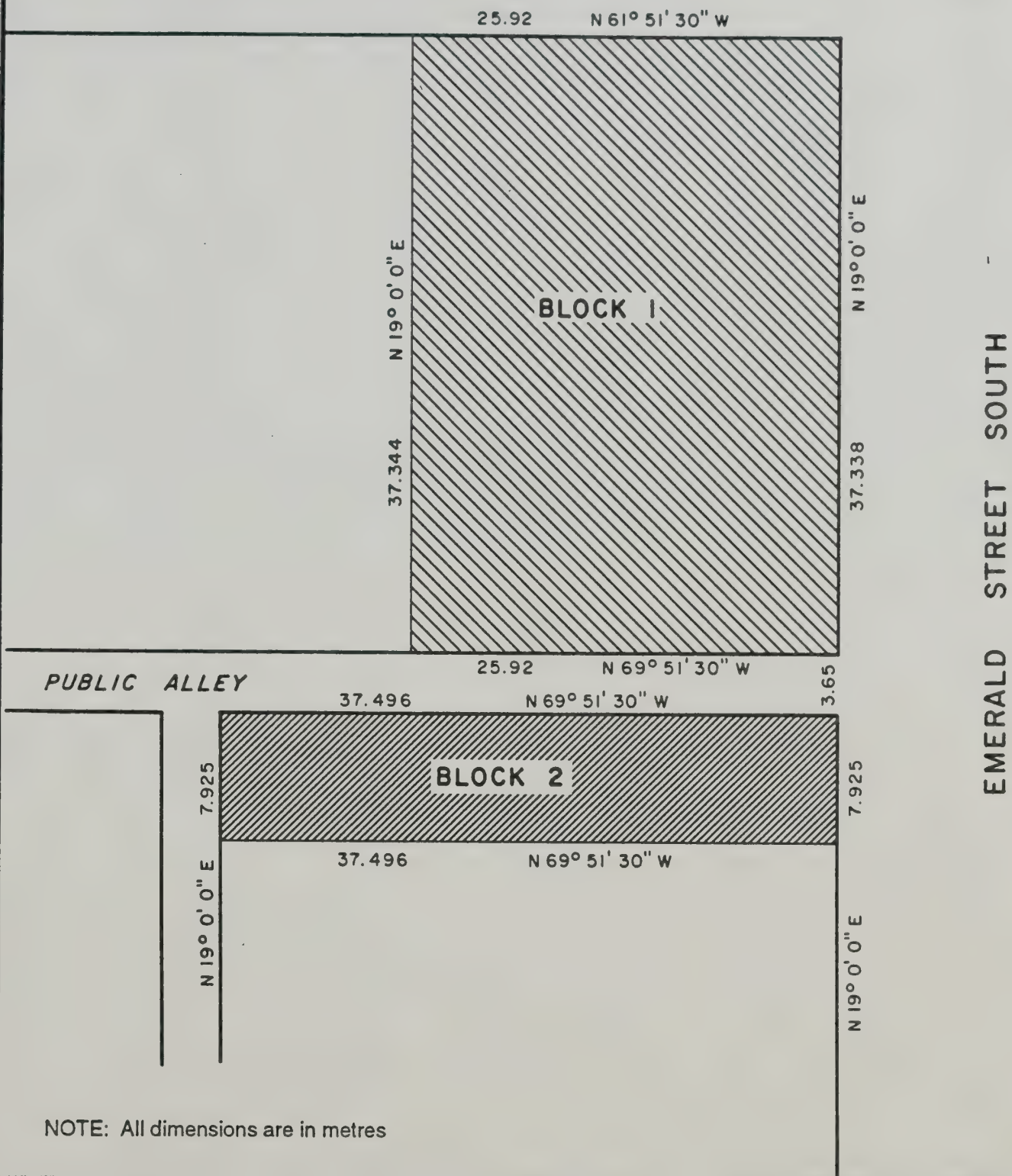


CITY CLERK



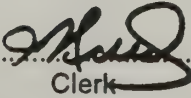

MAYOR

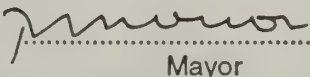
MAIN STREET EAST



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 95-129
Passed the 30th day of May, 1995.


Clerk


Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 95-129
to Amend By-Law No. 6593

Planning and Development Department

Legend

- BLOCK 1 Change in zoning from "H" (Community Shopping and Commercial, etc.) District to "CR-2" (Commercial - Residential) District, modified.
- BLOCK 2 Modification to the established "E" (Multiple Dwellings, Lodges, Clubs, etc.) District regulations.

North



Scale
Not to Scale

Date
APRIL 1995

Reference File No.
ZAC-94-04

Drawn By
Z.K.

The Corporation of the City of Hamilton

BY-LAW NO. 95- 130

To Amend:

Zoning By-law No. 6593

As Amended by Zoning By-laws No. 85-171 and 93-145

Respecting:

LANDS LOCATED AT MUNICIPAL Nos. 1010 -1024 UPPER WENTWORTH STREET

WHEREAS the Council of the Corporation of the City of Hamilton passed By-law No. 85-171 on the 27th day of August, 1985 to change the zoning and establish special requirements under Section 19B of Zoning By-law No. 6593, for the "HH" District, in respect of the lands located on the west side of Upper Wentworth Street, between Mohawk Road East and Limeridge Road East, in the vicinity of Kingfisher Drive, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law was approved by the Ontario Municipal Board by Order dated the 14th day of January 1986, (File No. R 850477);

AND WHEREAS the Council of the Corporation of the City of Hamilton passed By-law No. 93-145 on the 29th day of June, 1993 to rezone the subject lands from "HH" (Restricted Community Shopping and Commercial) District to "HH" - 'H' (Restricted Community Shopping and Commercial - Holding) District and established special requirements with respect to the said lands, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law came into force on the day it was passed in accordance with the Planning Act;

AND WHEREAS section 2. of By-law No. 93-145 provides that upon the applicant/owner applying for and receiving approval of a Site Plan Control application from the City of Hamilton, and receiving approvals and amendments where necessary for access to the lands from Regional Council, as required by the Roads Department, the 'H' symbol shall be removed by amendment to By-law 93-145;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982;

AND WHEREAS City Council in adopting Item 13 of the Fourteenth Report of the Planning and Development Committee at its meeting held on the 30th day of May 1995, directed that By-law No. 93-145 be amended to remove the 'H' (Holding) symbol in respect of the subject lands.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The 'H' (Holding) symbol affixed by By-law No. 93-145, passed on the 29th day of June, 1993, to the "HH" - 'H' (Restricted Community Shopping and Commercial - Holding) District designation of the lands, the extent and boundaries of which are shown on a plan annexed as Schedule "A" to By-law No. 93-145 and forming part thereof, is hereby removed, and the development of the lands may proceed in accordance with the "HH" District provisions of Zoning By-law No. 6593, subject to the special requirements referred to in section 2. of By-law No. 85-171 and section 3. of By-law No. 93-145.

2. Sheet No. E-18A of the District Maps, appended to and forming part of Zoning By-law No. 6593, as amended by section 1. of By-law No. 93-145, is further amended by changing from "HH" - 'H' (Restricted Community Shopping and Commercial - Holding) District to "HH" (Restricted Community Shopping and Commercial) District, the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A" and forming part of this by-law.

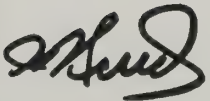
3. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "HH" District provisions, subject to the special requirements referred to in section 2. of By-law No. 85-171 and section 3. of By-law No. 93-145.

4. By-law No. 6593, as amended by By-laws No. 85-171 and 93-145, is further amended by adding this by-law to section 19B as Schedule S-922e.

5. Sheet No. E-18A of the District Maps, as amended by By-laws No. 85-171 and 93-145, is further amended by marking the lands referred to in section 2. of this by-law, S-922e.

6. In all other respects, By-law No. 93-145 is hereby confirmed, unchanged.

PASSED this 30th day of May A.D. 1995.

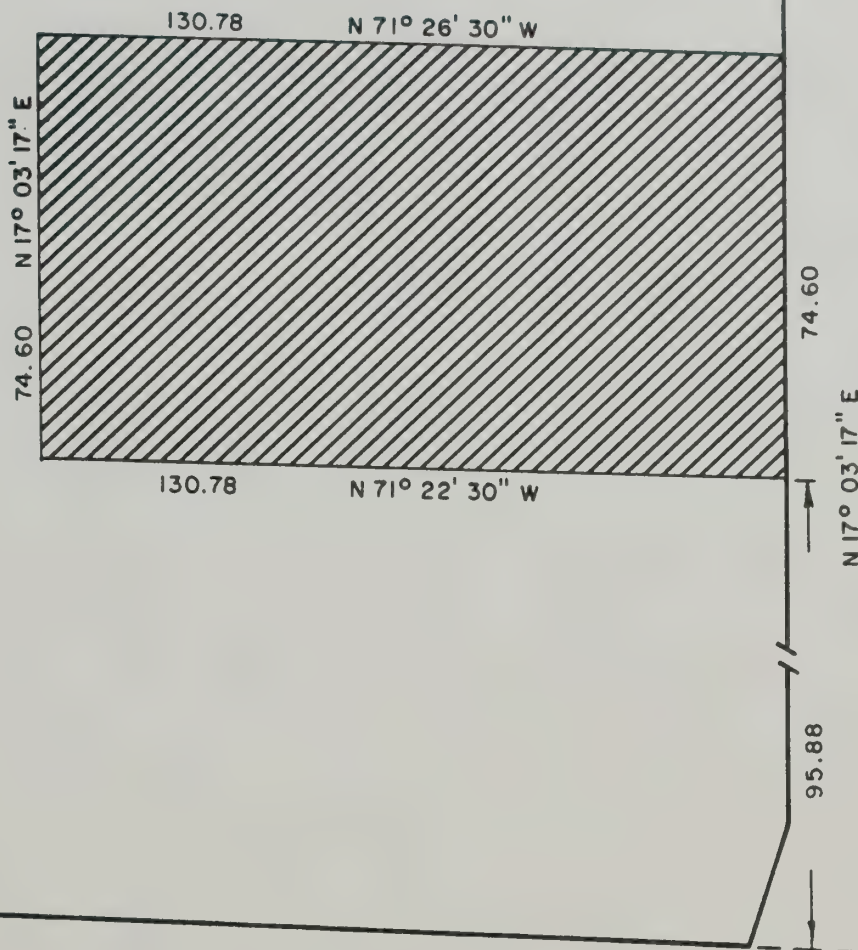


CITY CLERK




MAYOR

(1995) 14 R.P.D.C. 13, May 30
891157 Ontario Limited (R. Yates), Owner
ZAR-95-16



LIMERIDGE ROAD EAST

NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 95-¹³⁰.....
Passed the ^{30th} day of ^{May}....., 1995.


.....
Clerk


.....
Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 95-¹³⁰.
to Amend By-Law No. 6593

Planning and Development Department

Legend



Lands to be regulated by
By-Law No. 95-¹³⁰.....

North



Scale
Not to Scale

Date
APRIL 1995

Reference File No.
ZAR-95-16

Drawn By
Z.K.

The Corporation of the City of Hamilton

BY-LAW NO. 95-140

To Amend:

Zoning By-law No. 6593

Respecting:

**LANDS LOCATED AT THE REAR OF
MUNICIPAL NOS. 1451, 1459, 1465 AND 1469 UPPER JAMES STREET**

WHEREAS it is intended to change the zoning of the lands hereinafter referred to by amending By-law No. 6593, passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-9D of the District Maps, appended to and forming part of By-law No. 6593, is amended,

(a) by changing from "AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District,

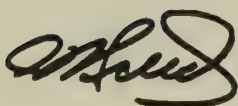
the land comprised in Block 1, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 27th day of

June

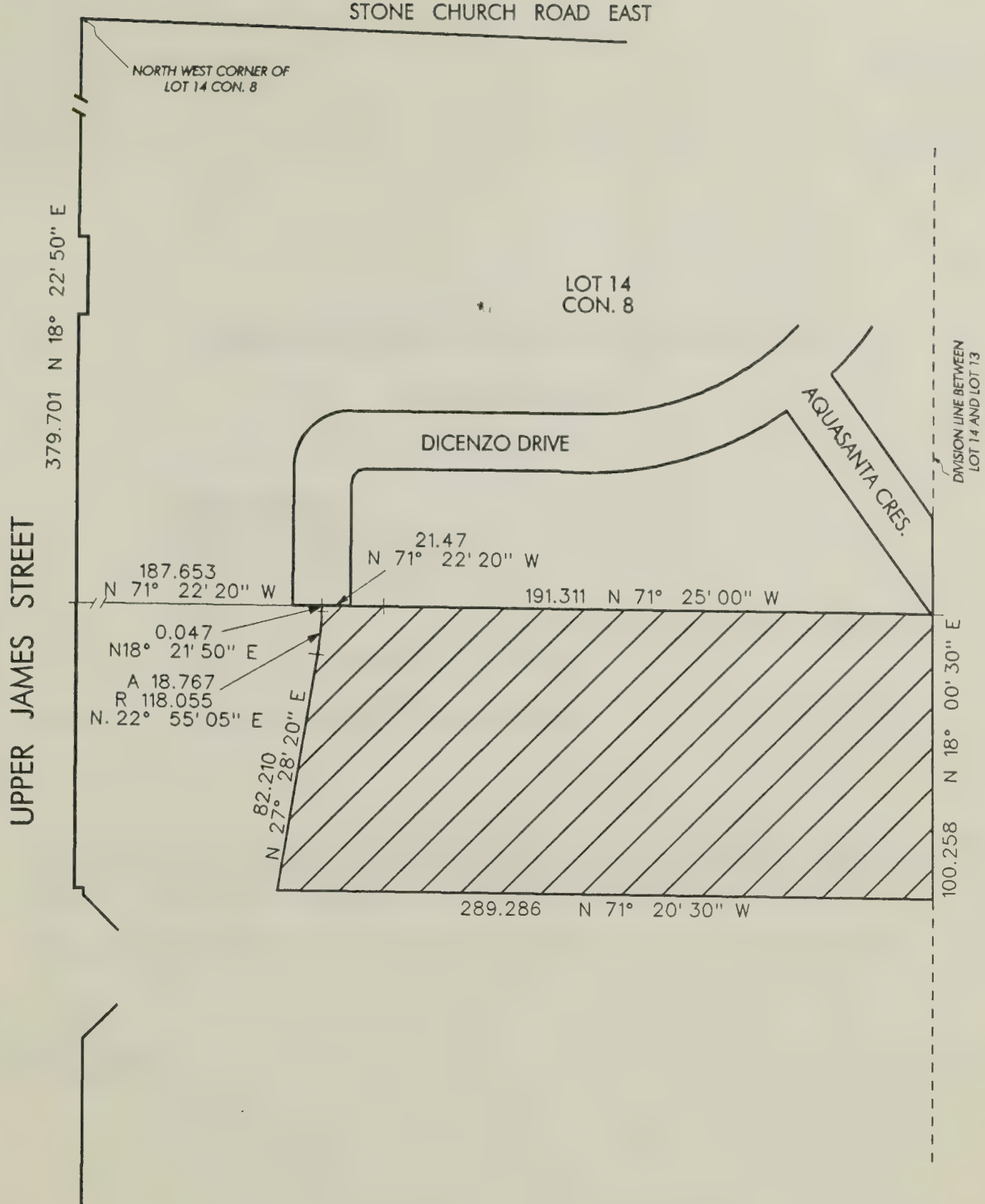
A.D. 199



CITY CLERK



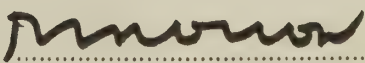
MAYOR



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 95-¹⁴⁰.....
 Passed the ^{27th} day of June, 1995.


 Clerk


 Mayor

City of Hamilton

Schedule A

Map Forming Part of
 By-Law No. 95-140...
 to Amend By-Law No. 6593

Planning and Development Department

Legend

Change in zoning from:



"AA" (Agricultural) District to "C" (Urban Protected Residential, etc.) District.

North



Scale
 Not to Scale

Date
 JUNE 1995

Reference File No.
 ZA-90-13

Drawn By
 R.L.

CORPORATION OF THE CITY OF HAMILTON

MEMORANDUM

TO:

~~John J. Lee~~

Urban Municipal Collections
2nd Floor, Public Library

FROM:

Darryl Lee
Supervisor of Records/F.O.I. Officer

PHONE: 546-4587

SUBJECT: Zoning By-law 06593 Text Amendments

DATE: 1995 Sept. 15

The attached are replacement pages for City of Hamilton Zoning By-law 6593 with respect to a text amendment for the definition of "Lodging House", "Hostel", "Residential Care Facility", Short-Term Care Facility" and "Tourist Home" (By-law No. 95-141).

Please do not hesitate to contact me should you have any questions or concerns.

D Lee

RESIDENTIAL USES (CONT'D)

2. (2) A. (viiiia) "Dwelling, Semi-Detached" shall mean a separate building divided vertically into two dwelling units by a solid common wall extending from the base of the foundation to the roofline for not less than 2.0 metres horizontal depth of the building; (82-45)
- (ix) "Dwelling Unit" shall mean a Class A dwelling unit or a housekeeping dwelling unit, and shall include a single family dwelling or any other separate living quarters for one family within a building, whether detached, semi-detached or attached; but shall not include a tent, or a cabin or trailer in a tourist camp or trailer camp, or a room or suite in an apartment hotel, tourist home, lodging house or other such premises; (7085/53) (81-27)
- (a) "Class A Dwelling Unit" shall mean a dwelling unit having a kitchen, as well as such sanitary and sleeping accommodation as is required by law; and
- (b) "Housekeeping Dwelling Unit" shall mean a dwelling unit without a kitchen, but with an alcove or space not enclosed on all sides by walls, intended or used for culinary purposes; (7085/53)
- (ixa) "Foster Home" means a home other than the home of the child's parent, in which a child is placed for care and supervision; (86-326)
- (x) "Hostel" shall mean and include every establishment in which men only or women only are harboured, received or lodged for hire for a single night or for less than a week at one time, except a lodging house, hotel, tourist home, or private hospital; (95-141)
- (xi) "Hotel" shall mean and include any hotel within the meaning of The Hotel Registration of Guests Act or The Liquor License Act, but shall not include a lodging house, hostel, tourist home, or apartment hotel; (95-141) *

* Section 1 of The Hotel Registration of Guests Act defines "hotel" as follows:

"In this act, 'hotel' means a separate building or two or more connected buildings used mainly for the purpose of catering to the needs of the travelling public by the supply of food and also by the furnishing of sleeping accommodation of not less than six bedrooms as distinguished from any other building or connected buildings used mainly for the purpose of supplying food and lodging by the week or otherwise commonly known as 'boarding houses' or of furnishing living quarters for families and having a dining-room or restaurant commonly known as 'apartment houses' or private hotels'." (6996/52)

RESIDENTIAL USES (CONT'D)

2. (2) A. (xii) "Lodging House" shall mean a dwelling or building or portion thereof in which lodging is provided for more than 3 persons for remuneration, or the provision of services or both, and the lodging rooms do not have bathrooms and/or kitchen facilities for the exclusive use of individual occupants, but shall not include the following:

- (i) a hostel;
- (ii) a hotel;
- (iii) a public or private hospital;
- (iv) a nursing home;
- (v) a home for the aged or a home for elderly persons;
- (vi) a tourist home;
- (vii) a residential care facility; and,
- (viii) a short-term care facility,

where such facilities are licensed, approved or supervised under a general or special Act other than the Municipal Act. (81-27) (95-141)

- (xiia) "Home for Elderly Persons" shall mean a multiple dwelling of at least six dwelling units used for living quarters for elderly persons and qualified to receive aid from the Province of Ontario under the Elderly Persons Housing Aid Act, Revised Statutes of Ontario, 1960, Chapter 117, or operated by or under the authority of the Ontario Housing Corporation. (10718/65)

- (axiia) "Private Home Day Care" means temporary care of 5 or fewer children under 10 years of age in a private residence other than the home of a parent or guardian of any of the children. This care is given for compensation or reward, under the supervision of a private-home day care agency and must not exceed a period of 24 hours;" (90-248)

- (xiiaa) "Residential Care Facility" means a fully detached residential building occupied wholly by a maximum number of supervised residents as permitted by a district, exclusive of staff, residing on the premises as a group because of social, emotional, mental or physical handicap or personal distress for the purpose of achieving well-being through either one or more programs of self-help, professional care, guidance, supervision not otherwise beneficially available within the resident's own family or if the resident were residing on the premises where,

- (a) the residents are referred to the facility by a hospital, court or government agency; or
- (b) the facility received all or part of its non-capital funds from a government; or
- (c) the facility is regulated by or supervised under any Federal or Provincial statute or a Municipal by-law,

RESIDENTIAL USES (CONT'D)

2. (2) A. (xiiaa) but does not include a foster home, lodging house,
(cont'd) sanatorium, nursing home or home for the aged;
(81-27) (95-141)

(xiiaaa) "Short-Term Care Facility" means a fully detached residential building occupied wholly by a maximum number of residents as permitted by a district, exclusive of staff or a part residential building occupied wholly as to the residential portion of the building by a maximum number of residents as permitted by a district, exclusive of staff, who individually require immediate shelter and assistance for a period normally not exceeding two weeks where,

(a) the residents are referred to the facility by a hospital, court or government agency; or

(b) the facility received all or part of its non-capital funds from a government; or

(c) the facility is regulated by or supervised under any Federal or Provincial statute or a Municipal by-law,

but does not include a foster home, lodging house, sanatorium, nursing home or home for the aged.
(81-27) (95-141)

(xiiaab) "Student Residence" shall mean a building used for the purpose of accommodating students in dwelling units or other separate quarters and erected under the provisions of the National Housing Act, provided that such building may include common areas and cooking and dining facilities. (68-327)

(xiiai) "Summer Camp" shall mean a summer camp licensed as such by the Department of Health for Ontario;

(xiv) "Tourist Home" shall mean a dwelling in which men and women are harboured, received or lodged for hire for a single night or for less than a week at one time, except a lodging house, hotel or private hospital; (95-141)

(xv) "Tourist Camp" shall mean a tourist camp within the meaning of the licensing provisions of The Municipal Act; *

* Section 413 (12) of The Municipal Act defines "tourist camp" as follows:

"'Tourist camp' includes auto camp and any parcel of land or premises equipped with cabins used or maintained for the accommodation of the public, and any parcel of land or premises used or maintained as a camping or parking ground for the public whether or not a fee or charge is paid or made for the rental or use thereof." (6996/52)

RESIDENTIAL USES (CONT'D)

2. (2) A. (xvi) "Trailer Camp" shall mean a trailer camp within the meaning of the licencing provisions of The Municipal Act; *

* Section 413 (12) of The Municipal Act defines "trailer camp" as follows:

"'Trailer camp' means land in or upon which any vehicle so constructed that it is suitable for being attached to a motor vehicle for the purpose of being drawn or propelled by the motor vehicle, is placed, located, kept or maintained, notwithstanding that such vehicle is jacked-up or that its running-gear is removed, but not including any vehicle unless it is used for the living, sleeping or eating accommodation of persons therein." (6996/52)

The Corporation of the City of Hamilton

BY-LAW NO. 95- 141

To, Amend:

Zoning By-law No. 6593

Respecting:

**DEFINITIONS OF "LODGING HOUSE", "HOSTEL", "HOTEL",
"RESIDENTIAL CARE FACILITY", "SHORT-TERM CARE FACILITY"
and "TOURIST HOME"**

WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 6593 on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton, in adopting Section 2 of the 13th Report of the Planning and Development Committee at its meeting held on the 9th day of May 1995, recommended that By-law No. 6593 be amended to provide for a general text amendment to the said by-law with respect to the definitions of "lodging house", "hostel", "hotel", "residential care facility", "short-term care facility" and "tourist home", as hereinafter provided;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Subsection 2.(2)A.(xii) of Zoning By-law No. 6593 is amended by deleting the existing definition of "lodging house" and replacing it with the following:

"Lodging House" shall mean a dwelling or building or portion thereof in which lodging is provided for more than 3 persons for remuneration, or the provision of services or both, and the lodging rooms do not have bathrooms and/or kitchen facilities for the exclusive use of individual occupants, but shall not include the following:

- i) a hostel;
- ii) a hotel;
- iii) a public or private hospital;
- iv) a nursing home;
- v) a home for the aged or a home for elderly persons;
- vi) a tourist home;
- vii) a residential care facility; and,
- viii) a short-term care facility,

where such facilities are licensed, approved or supervised under a general or special Act other than the Municipal Act."

2. Subsection 2.(2)A.(x) of Zoning By-law No. 6593 is amended by adding the words "lodging house" after the phrase "except a" in the fourth line of the definition, so that the definition of "Hostel" shall read as follows:

"**Hostel**" shall mean and include every establishment in which men only or women only are harboured, received or lodged for hire for a single night or for less than a week at one time, except a lodging house, hotel, tourist home, or private hospital;"

3. Subsection 2.(2)A.(xi) of Zoning By-law No. 6593 is amended by adding the words "lodging house" after the phrase "shall not include a" in the third line of the definition, so that the definition of "Hotel" shall read as follows:

"**Hotel**" shall mean and include any hotel within the meaning of The Hotel Registration of Guests Act or The Liquor Licence Act, but shall not include a lodging house, hostel, tourist home, or apartment hotel;*

* Section 1 of The Hotel Registration of Guests Act defines "hotel" as follows:

"In this act, 'hotel' means a separate building or two or more connected buildings used mainly for the purpose of catering to the needs of the travelling public by the supply of food and also by the furnishing of sleeping accommodation of not less than six bedrooms as distinguished from any other building or connected buildings used mainly for the purpose of supplying food and lodging by the week or otherwise commonly known as 'boarding houses' or of furnishing living quarters for families and having a dining-room or restaurant commonly known as 'apartment houses' or private hotels'."

4. Subsection 2.(2)A.(xiiaa) of Zoning By-law No. 6593 is amended by adding the words "lodging house" after the words "foster home" in the second last line of the definition, so that the definition of "Residential Care Facility" shall read as follows:

"**Residential Care Facility**" means a fully detached residential building occupied by a maximum number of supervised residents as permitted by a district, exclusive of staff, residing on the premises as a group because of social, emotional, mental or physical handicap or personal distress for the purpose of achieving well-being through either one or more programs of self-help, professional care, guidance, supervision not otherwise beneficially available within the resident's own family or if the resident were residing on the premises where,

- (a) the residents are referred to the facility by a hospital, court or government agency; or
- (b) the facility received all or part of its non-capital funds from a government; or
- (c) the facility is licensed, approved or supervised under any Federal or Provincial statute or a Municipal by-law,

but does not include a foster home, lodging house, sanatorium, nursing home or home for the aged;"

5. Subsection 2.(2)A.(xiiaaa) of Zoning By-law No. 6593 is amended by adding the words "lodging house" after the words "foster home" in the second last line of the definition, so that the definition of "Short-Term Care Facility" shall read as follows:

"Short-Term Care Facility" means a fully detached residential building occupied by a maximum number of supervised residents as permitted by a district, exclusive of staff or a part residential building occupied wholly as to the residential portion of the building by a maximum number of residents as permitted by a district, exclusive of staff, who individually require immediate shelter and assistance for a period normally not exceeding two weeks where,

- (a) the residents are referred to the facility by a hospital, court or government agency; or
- (b) the facility received all or part of its non-capital funds from a government; or
- (c) the facility is regulated by or supervised under any Federal or Provincial statute or a Municipal by-law,

but does not include a foster home, lodging house, sanatorium, nursing home or home for the aged;"

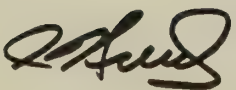
6. Subsection 2.(2)A.(xiv) of Zoning By-law No. 6593 is amended by adding the words "lodging house" after the words "except a" in the last line of the definition, so that the definition of "Tourist Home" shall read as follows:

"Tourist Home" shall mean a dwelling in which men and women are harboured, received or lodged for hire for a single night or for less than a week at one time, except a lodging house, hotel or private hospital."

7. In all other respects, By-law No. 6593, as amended, is hereby confirmed, unchanged.

8. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 27th day of June A.D. 1995



CITY CLERK




MAYOR

The Corporation of the City of Hamilton

BY-LAW NO. 95-142

To Amend:

Zoning By-law No. 6593
as Amended by Zoning By-laws No. 85-171, 85-230 and 89-115

Respecting:

**LANDS LOCATED AT
MUNICIPAL NOS. 986-998 UPPER WENTWORTH STREET**

WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 85-171 on the 27th day of August 1985 to change the zoning and establish special requirements under Section 19B of Zoning By-law No. 6593, for the "HH" District, in respect of the lands located on the west side of Upper Wentworth Street, between Mohawk Road East and Limeridge Road East, in the vicinity of Kingfisher Drive, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A"; which by-law was approved by the Ontario Municipal Board by Order dated the 14th day of January 1986, (File No. R 850477);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 85-230 on the 29th day of October 1985 to change the zoning and establish special requirements under Section 19B of Zoning By-law No. 6593, for the "HH" District, in respect of the land located at Municipal No. 986 Upper Wentworth Street, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law was approved by the Ontario Municipal Board by Order dated the 26th day of February 1986, (File No. R 860022);

AND WHEREAS an appeal was heard by the Ontario Municipal Board on the 13th day of February 1989 and the appeal allowed by Decision dated the 1st day of March 1989, and by Order dated the 1st day of March 1989, By-law No. 6593 was amended to permit certain commercial uses on the lands located at Municipal Nos. 986 to 998 Upper Wentworth Street, and By-law No. 89-115 was assigned to the amendment for record-keeping purposes;

WHEREAS the Ontario Municipal Board, in its Order dated the 18th day of April, 1995 (File No. Z 940044), allowed an appeal in part with respect to the property, the extent and boundaries of which are shown on Schedule "A" hereto annexed and forming part of this by-law, and amended Zoning By-law No. 6593 as hereinafter provided;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The "HH" (Restricted Community Shopping and Commercial) District provisions as contained in Section 14A of By-law No. 6593, as amended by Bylaws No. 85-230 and 89-115, applicable to the lands, the extent and boundaries of which are shown as Blocks 1 and 2 on a plan hereto annexed as Schedule "A", are further amended to the extent only of the special requirements that,

- (a) Sections 2.(a)(ii) and 2.(b)(ii) of By-law No. 89-115 are deleted;
- (b) the clause "provided that the said restaurant or refreshment room and the said tavern shall occupy an area no larger than 3,000 square feet in area and shall be operated as one unit only" is deleted from Sections 2.(a) and 2.(b) of By-law No. 89-115;
- (c) the clause "provided that the gross floor area shall not exceed 1826.0 m² of the building existing on the date of passing this By-law." is added to Sections 2.(a)(i) and 2.(b)(i) of By-law No. 89-115.

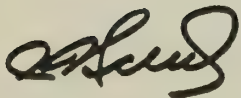
2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "HH" District provisions, subject to the special requirements referred to in section 2 of By-law No. 89-115 and section 1 of this by-law.

3. By-law No. 6593 is amended by adding this by-law to section 19B as Schedules S-922d and S-936b.

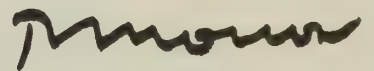
4. Sheet No. E-18A of the District Maps is amended by marking the lands referred to in section 1 as Blocks 1 and 2, S-936b and S-922d, respectively.

5. In all other respects, By-law No. 89-115 is hereby confirmed, unchanged.

PASSED this 27th day of June A.D. 1995



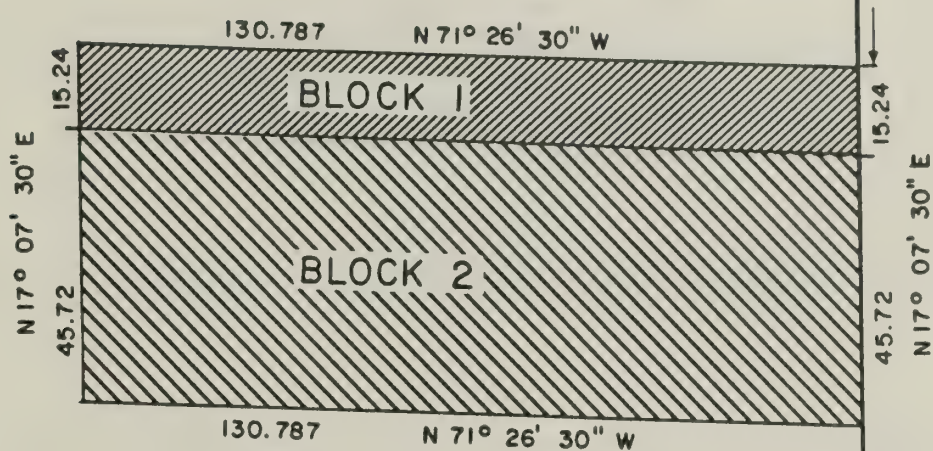
CITY CLERK



MAYOR



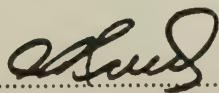
KINGFISHER DRIVE



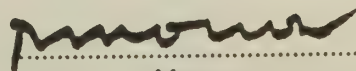
UPPER WENTWORTH STREET

NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 95-¹⁴²
Passed the ...^{27th} day of ...^{June}..., 1995.



Clerk



Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 95-¹⁴².
to Amend By-Law No. 6593

Planning and Development Department

Legend

BLOCK 1



BLOCK 2



Further modification to the
"HH" (Restricted Community
Shopping and Commercial,
etc) District.

North



Scale
Not to Scale

Date
MAY 1995

Reference File No.
ZAR-93-37

Drawn By
Z.K.

The Corporation of the City of Hamilton

BY-LAW NO. 95-160

To Amend:

Zoning By-law No. 6593
As Amended By Zoning By-law No. 92-003

and To Repeal Zoning By-law No. 93-233

Respecting:

LAND LOCATED AT MUNICIPAL NO. 1341 UPPER JAMES STREET

WHEREAS the Council of The Corporation of the City of Hamilton passed Zoning By-law No. 6593 on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 92-003 on the 10th day of December 1991 to change the zoning and to establish special requirements under Section 19B of Zoning By-law No. 6593, for the "HH" District, in respect of the above-captioned lands, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A";

AND WHEREAS the Ontario Municipal Board by its Memorandum of Oral Decision and Order (File No. R 920072), dated the 27th day of January 1993, as further amended by the Board on April 8, 1993, directed that By-law No. 92-003 be amended to include the site plan;

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 93-087 on the 13th day of April 1993 to amend By-law No. 92-003 by adding thereto Schedule "B", being the site plan;

AND WHEREAS the Ontario Municipal Board approved a revised site plan, submitted by the applicant, which said revised site plan was attached to By-law No. 92-003 as Schedule "B" by By-law No. 93-233, passed on the 30th day of November 1993;

AND WHEREAS By-law No. 93-087 being redundant was therefore repealed by By-law No. 93-233;

AND WHEREAS the Ontario Municipal Board by its Amending Memorandum of Oral Decision and Order (File No. R 920072), directed that inclusion of the site plan to By-law No. 92-003 as a schedule was not required;

AND WHEREAS By-law No. 93-233 is redundant and can therefore be repealed;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

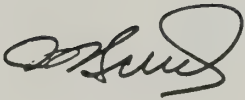
NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. By-law No. 93-233 is hereby repealed in its entirety.
2. In all other respects, By-law No. 92-003, is hereby confirmed, unchanged.

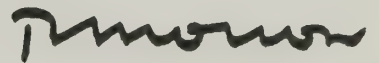
PASSED this 29th day of

August

A.D. 1995



CITY CLERK



MAYOR

(1991) 10 R.P.D.C. 19, June 25
Amending Ontario Municipal Board
Memorandum of Oral Decision and Order
W. Alex Hemstreet, Owner
Amended ZA-91-14

The Corporation of the City of Hamilton

BY-LAW NO. 95-162

To Amend:

Zoning By-law No. 6593

Respecting:

**LANDS LOCATED IN THE AREA NORTH OF EASTGATE COURT
AND WEST OF CENTENNIAL PARKWAY NORTH**

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish special requirements under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982 and with the Official Plan as amended by Official Plan Amendment No. 106, proposed by the Council of The Corporation of the City of Hamilton as By-law No. 92-073, but not yet approved by The Regional Municipality of Hamilton-Wentworth in accordance with the provisions of Sections 4, 17 and 21 of the Planning Act, R.S.O. 1990, Chapter P.13.

AND WHEREAS the special condition relating to this rezoning, referred to in Section 1 of the 3rd Report of the Planning and Development Committee adopted by City Council on the 11th day of February 1992, has been satisfied.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheets No. E-103 and E-104 of the District Maps, appended to and forming part of By-law No. 6593, are amended,

- (a) by changing from "L-mr-1" (Planned Development - Multiple Residential) District to "L-c" (Planned Development - Commercial) District; and
- (b) by changing from "L-c" (Planned Development - Commercial) District to "G-3" (Public Parking Lots) District,

the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. The "G-3" (Public Parking Lots) District provisions, as contained in Section 13C of Zoning By-law No. 6593, applicable to the lands referred to in section 1 are amended to the extent only of the special requirements that,

- (a) the parking lot shall only be accessory to the use of land located at Nos. 2444-2450 Barton Street East and No. 211 Centennial Parkway North;

- (b) a planting strip not less than 1.5 m in width shall be provided and maintained along the westerly property line;
- (c) a visual barrier not less than 1.2 m in height and not more than 2.0 m in height shall be provided and maintained along the westerly property line.

3. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "G-3" District provisions, subject to the special requirements referred to in section 2.

4. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1260.

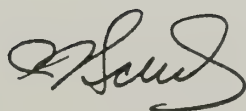
5. Sheets No. E-103 and E-104 of the District Maps are amended by marking the lands referred to in section 1 of this by-law, S-1260.

6. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 29th day of

August

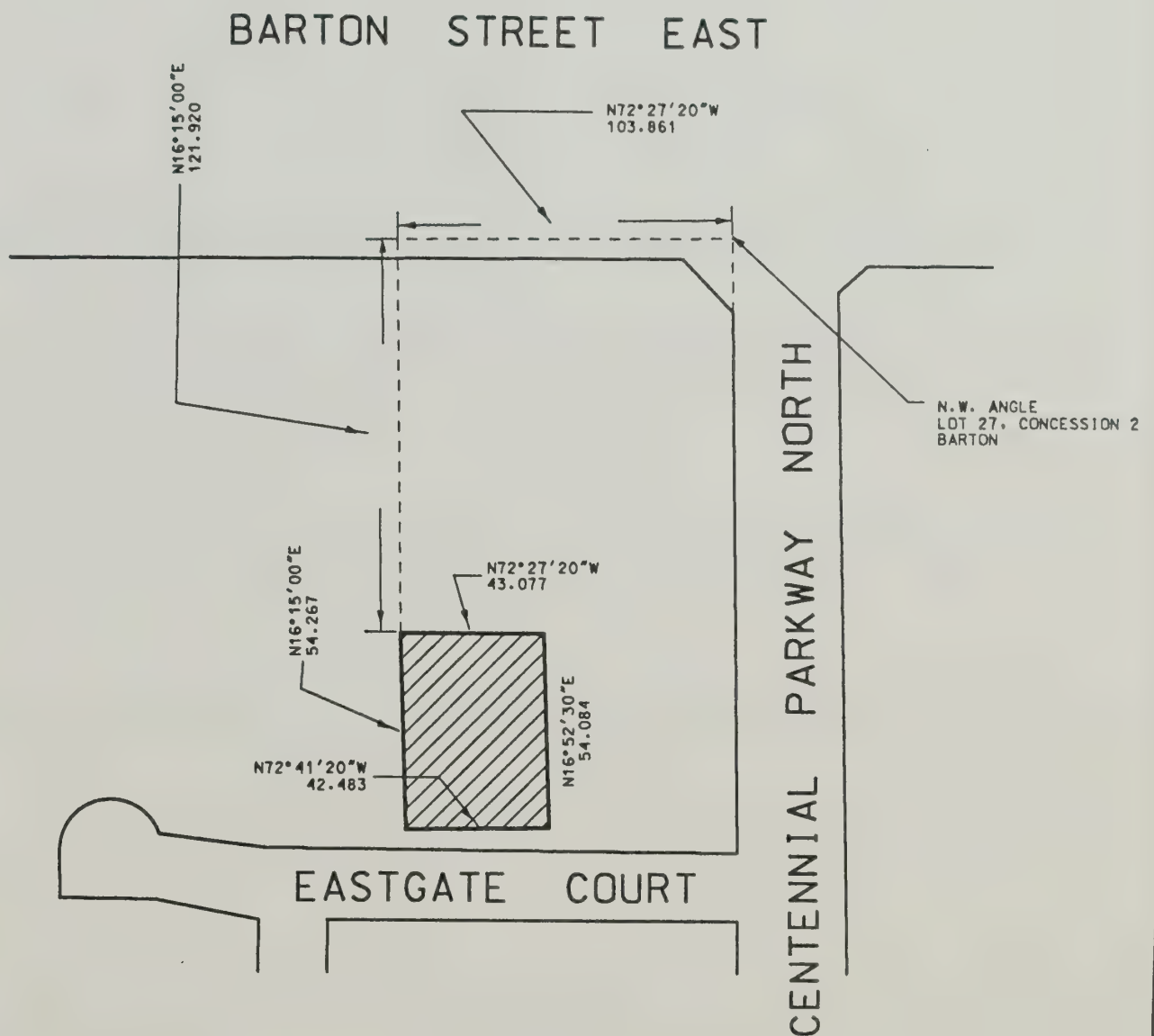
A.D. 1995



CITY CLERK

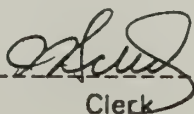


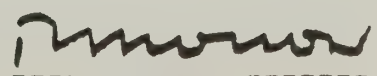

MAYOR



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 95-162
Passed the 29th day of August, 1995.


Clerk


Mayor

City of Hamilton
Schedule A
Map Forming Part of
By-Law No. 95-162
to Amend By-Law No. 6593

Regional Municipality of Hamilton-Wentworth
Planning and Development Department

Legend

Change in zoning from:



"L-mr-1" (Planned Development-Multiple Residential) District to "G-3" (Public Parking Lots) District, modified.

North



Scale
NOT TO SCALE

Date
FEBRUARY, 1992

Reference File No.
ZA91-62

Drawn By
T.A.

The Corporation of the City of Hamilton

BY-LAW NO. 95-163

To Amend:

Zoning By-law No. 6593

Respecting:

LAND LOCATED AT MUNICIPAL NO. 150 CATHARINE STREET NORTH

WHEREAS it is intended to establish special requirements under section 19B of By-law No. 6593, passed on the 25th day of July, 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December, 1951, (File No. P.F.C. 3821);

AND WHEREAS the special condition relating to this rezoning, referred to in Section 7 of the 21st Report of the Planning and Development Committee adopted by City Council on the 8th day of December 1992, has been satisfied.

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

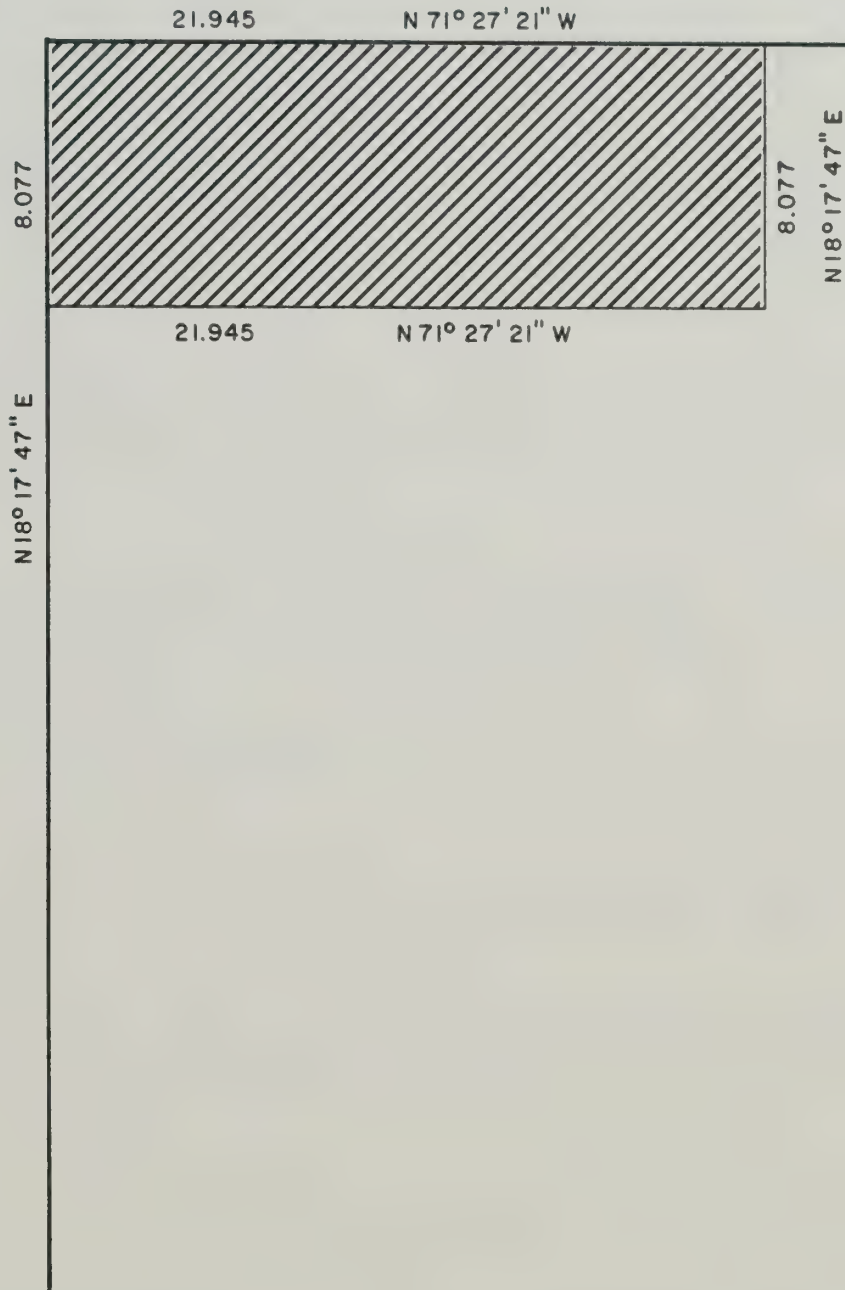
NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. The "D" (Urban Protected Residential - One and Two-Family Dwellings, Townhouses, etc.) District provisions, as contained in Section 10 of Zoning By-law No. 6593, applicable to the lands, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A", are amended to the extent only of the special requirements that,

- (a) notwithstanding Section 10(1) of By-law No. 6593, only a parking lot accessory to the adjoining bakery use located at 104 Cannon Street East shall be permitted, subject to the following conditions:
 - (i) that a landscape planting strip having a minimum width of 1.0 m shall be provided and maintained along the northerly lot line, except for any area used for vehicular access;
 - (ii) that a landscape planting strip not less than 1.5 m in width and a visual barrier not less than 1.2 m and not more than 2.0 m in height shall be provided and maintained along the southerly lot line; and
 - (iii) that a landscape planting strip not less than 2.4 m in width shall be provided and maintained along the westerly lot line, and a visual barrier not less than 1.2 m and not more than 2.0 m in height shall be provided and maintained within the landscape planting strip.

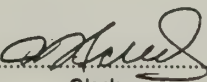
CANNON STREET EAST

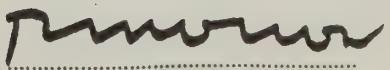
CATHARINE STREET NORTH



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 95-163.
Passed the 29th day of August, 1995


Clerk


Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 95-163....

to Amend By-Law No. 6593

Regional Municipality of Hamilton-Wentworth
Planning and Development Department

Legend



Lands to be regulated by
By-Law No. 9

North



Scale
NOT TO SCALE

Date
DECEMBER 1992

Reference File No.
ZA 92-39

Drawn By
Z.K.

The Corporation of the City of Hamilton

BY-LAW NO. 95- 182

To Amend:

Zoning By-law No. 6593

Respecting:

LANDS LOCATED AT MUNICIPAL NOS. 1451-1477 UPPER JAMES STREET

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish special requirements under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-9D of the District Maps, appended to and forming part of By-law No. 6593, is amended,

- (a) by changing from "C" (Urban Protected Residential, etc.) District to "G" - 'H' (Neighbourhood Shopping Centre, etc. - Holding) District, the land comprised in Block 1;
- (b) by changing from "AA" (Agricultural) District to "G" - 'H' (Neighbourhood Shopping Centre, etc. - Holding) District, the land comprised in Block 2; and
- (c) by changing from "AA" (Agricultural) District to "RT-30"-'H' (Street Townhouse - Holding) District, the land comprised in Block 3,

the extent and boundaries of each of which Blocks 1, 2 and 3 are shown on a plan hereto annexed as Schedule "A".

2. (a) The 'H' symbols referred to in section 1 shall be removed conditional upon,
- (i) the installation of municipal storm and sanitary sewers, and water services for Block 3 of the subject lands as the City deems necessary; and
 - (ii) the applicant/owner applying for and receiving approval of a Site Plan Control Application from the City of Hamilton for Blocks 1 and 2;

(b) The 'H' symbols shall be removed by amendment to this by-law and the development of the lands referred to in section 1 may at such time proceed in accordance with the "G" District and "RT-30" District provisions, subject to the special requirements referred to in section 3 of this by-law.

3. The "G" (Neighbourhood Shopping Centre, etc.) District provisions, as contained in Section 13 of Zoning By-law No. 6593, applicable to the lands referred to in section 1(a) and 1(b) are amended to the extent only of the special requirements that,

- (a) notwithstanding Section 13.(1) of By-law No. 6593, the following additional commercial uses shall be permitted:
 - 1. A liquor dispensary;
 - 2. A brewer's retail store; and
 - 3. A video store;
- (b) notwithstanding Section 13.(3)(i) of By-law No. 6593, a front yard of a depth not less than 6.0 m shall be provided and maintained along the entire westerly boundary of Block 1;
- (c) notwithstanding Section 13.(3)(ii) of By-law No. 6593, a side yard of a depth of not less than 6.0 m shall be provided and maintained along the entire southerly boundary of Blocks 1 and 2;
- (d) notwithstanding Section 13.(1)(xv) of By-law No. 6593, only one (1) business identification sign that is a ground sign and having a vertical dimension of not more than 6.0 metres, an aggregate area of vertical projection of not more than 1.0 square metre per 0.5 metre of street frontage of the lot, and located not less than 4.5 metres from the Upper James Street streetline shall be permitted;
- (e) notwithstanding clause 2.(2)J.(xb) of By-law No. 6593, one (1) directional sign at each point of ingress and egress, and each said sign of a size not exceeding 1.2 square metres (12.92 square feet) shall be permitted;
- (f) no sign shall be illuminated unless the source of light is steady and suitably shielded to contain the illumination;
- (g) a minimum 6.0 m wide landscape area shall be provided and maintained along the entire westerly boundary of Block 1, except for any area used for driveway access;
- (h) a minimum 3.0 m wide planting strip shall be provided and maintained along the entire southerly boundary of Blocks 1 and 2, except for any area used for driveway access; and
- (i) a planting strip not less than 3.0 m in width and a visual/acoustical barrier between 1.8 m and 2.0 m in height shall be provided and maintained along the entire easterly lot line of Block 2.

4. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "G" District provisions, subject to the special requirements referred to in section 3.

5. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1342.

6. Sheet No. E-9D of the District Maps is amended by marking the lands referred to in section 1(a) and (b) of this by-law, S-1342.

7. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

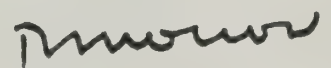
PASSED this 26th day of

September

A.D. 1995



CITY CLERK

MAYOR

(1995) 16 R.P.D.C. 1, July 11
90074 Ontario Inc. (Roy Yates),
Owner and Prospective Owner
Amended ZA-95-10

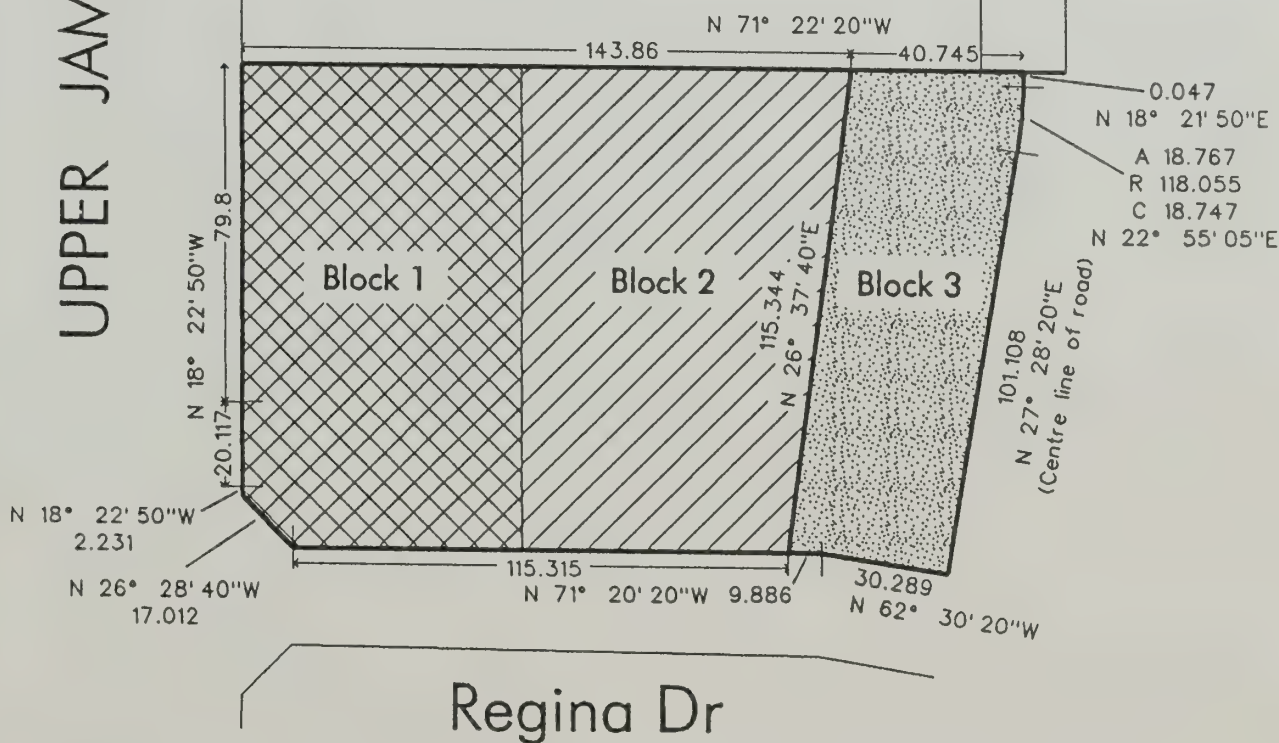
CERTIFIED A TRUE COPY.

CITY CLERK

STONE CHURCH ROAD

UPPER JAMES STREET

Dicenzo Dr



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 95-182
Passed the 26th day of September, 1995.

[Signature]
Clerk

[Signature]
Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 95-182
to Amend By-Law No.6593

Planning and Development Department

Legend

- Change in zoning from:
- Block 1 "C" (Urban Protected Residential, etc.) District to "G" - "H" (Neighbourhood Shopping Centre, etc. - Holding) District, modified
 - Block 2 "AA" (Agricultural) District to "G" - "H" (Neighbourhood Shopping Centre, etc. - Holding) District, modified
 - Block 3 "AA" (Agricultural) District to "RT-30" - "H" (Street Townhouse - Holding) District

North



Scale
Not to Scale

Date
SEPT 1995

Reference File No.
ZAC-95-10

Drawn By
D.L.

The Corporation of the City of Hamilton

BY-LAW NO. 95- 192

To Amend:

Zoning By-law No. 6593

Respecting:

**LAND LOCATED AT THE REAR OF MUNICIPAL NO.
914 UPPER JAMES STREET FRONTING ONTO CALEDON AVENUE**

WHEREAS it is intended to change the zoning of the land hereinafter referred to and to establish a special requirement under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. W-9 of the District Maps, appended to and forming part of By-law No. 6593, is amended,

- (a) by changing from "C" (Urban Protected Residential, etc.) District to "RT-30" (Street-Townhouse) District,

the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. The "RT-30" (Street-Townhouse) District provisions, as contained in Section 10F of Zoning By-law No. 6953, applicable to the land referred to in section 1, are amended to the extent only of the special requirement that,

- (a) notwithstanding Section 10F.(4)(c) of By-law No. 6593, a side yard of a width of not less than 1.2 m shall be provided and maintained along the entire southerly lot line.

3. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "RT-30" District provisions, subject to the special requirement referred to in section 2.

4. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1344.

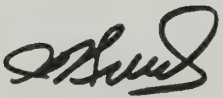
5. Sheet No. W-9 of the District Maps is amended by marking the land referred to in section 1 of this by-law, S-1344.

6. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

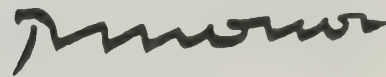
PASSED this 10th day of

October

A.D. 1995



CITY CLERK

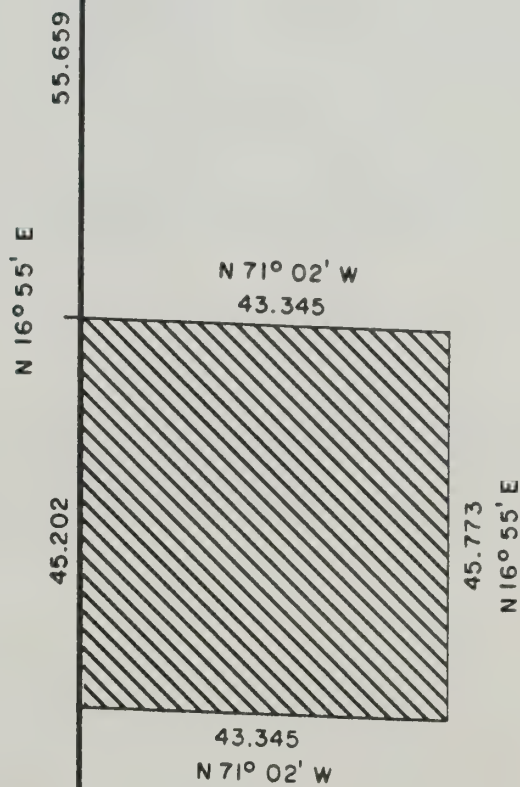


MAYOR

(1995) 17 R.P.D.C. 3, August 29
(1995) 19 R.P.D.C. , October 10
Madan Gopal Sharma, Owner
ZAC-95-17

LOTUS AVENUE

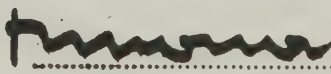
CALEDON AVENUE



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 95-192
Passed the 10th day of October, 1995.


Clerk


Mayor

City of Hamilton

Schedule A

Map Forming Part of
By-Law No. 95-192
to Amend By-Law No. 6593

Planning and Development Department

Legend

Change in zoning from:



"C" (Urban Protected Residential,
etc.) District to "RT-30" (Street -
Townhouse) District, modified.

North



Scale
Not to Scale

Date
SEPTEMBER 1995

Reference File No.
ZAC-95-17

Drawn By
Z.K.

The Corporation of the City of Hamilton

BY-LAW NO. 95- 207

To Amend:

Zoning By-law No. 6593
As Amended by Zoning By-law No. 94-133

Respecting:

**LAND LOCATED AT THE NORTH-WEST CORNER OF GARTH STREET
AND RYMAL ROAD WEST**

WHEREAS the Council of The Corporation of the City of Hamilton passed Zoning By-law No. 6593 on the 25th day of July 1950, which by-law was approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS the Council of The Corporation of the City of Hamilton passed By-law No. 94-133 on the 26th day of July 1994 to change the zoning and establish special requirements under Section 19B of Zoning By-law No. 6593 for the "G-4" District, in respect of the above-captioned land, the extent and boundaries of which are shown on a plan thereto annexed as Schedule "A", which by-law came into force on the day it was passed in accordance with the Planning Act;

AND WHEREAS the Ontario Municipal Board by its Decision and Order (Files No. R940340; O940218; S950028), dated the 28th day of September 1995, directed that By-law No. 94-133 be amended as hereinafter provided;

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982 and with the Official Plan as amended by Official Plan Amendment No. 124, proposed by the Council of The Corporation of the City of Hamilton as By-law No. 94-127, but not yet approved by The Regional Municipality of Hamilton-Wentworth in accordance with the provisions of Sections 4, 17 and 21 of the Planning Act, R.S.O. 1990, Chapter P.13.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. (a) Section 2 of By-law No. 94-133 is amended by deleting paragraph (d) and substituting the following therefor:

"(d) a minimum 3.0 m planting strip shall be provided and maintained along the entire southerly and easterly lot lines of Block 3 except for the area used for access driveways; and"

(b) Section 2 of the said by-law is amended by adding the following paragraph thereto:

"(e) a minimum 8.0 m planting strip shall be provided and maintained along the entire southerly lot line of Block 2 except for the area used for access driveways."

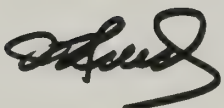
2. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "G-4" District provisions, subject to the special requirements referred to in section 2 of By-law No. 94-133 and section 1 of this by-law.

3. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1330a.

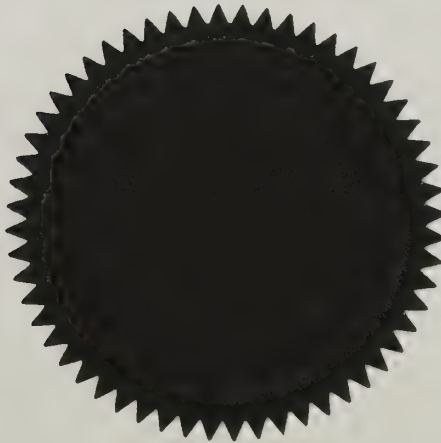
4. Sheet No. W-27D of the District Maps is amended by marking the lands referred to in section 1.(b) of By-law No. 94-133, S-1330a.

5. In all other respects, By-law No. 94-133 is hereby confirmed, unchanged.

PASSED this 14th day of November A.D. 1995



CITY CLERK




MAYOR

The Corporation of the City of Hamilton

BY-LAW NO. 95- 223

To Amend:

Zoning By-law No. 6593

Respecting:

LAND LOCATED AT MUNICIPAL NO. 1275 UPPER JAMES STREET

WHEREAS it is intended to change the zoning of the lands hereinafter referred to and to establish special requirements under section 19B of By-law No. 6593 passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-9c of the District Maps, appended to and forming part of By-law No. 6593, is amended,

- (a) by changing from "CR-1" (Community-Residential) District, modified to "HH" (Restricted Community Commercial and Shopping) District,

the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. The "HH" (Restricted Community Commercial and Shopping) District provisions, as contained in Section 14A of Zoning By-law No. 6593, applicable to the lands referred to in section 1 are amended to the extent only of the special requirements that,

- (a) notwithstanding Section 18(3)(ivc)(b) of Zoning By-law 6593, a landscape planting strip having a minimum width of 6.0 m shall be provided and maintained along the easterly limits of the "HH" District where they abut the residential district to the east; and,
- (b) a visual barrier not less than 1.2 m in height and not greater than 2.0 m in height, shall be provided and maintained along the easterly limits of the "HH" District where they abut the residential district to the east; and,
- (c) notwithstanding Section 14A(3)(a) of Zoning By-law No. 6593, a front yard depth of at least 24 metres shall be provided and maintained for any building; and,

- (d) a minimum 3.0 m wide landscaped planting strip shall be provided and maintained along the entire westerly lot line, except for any area used for driveway access.

3. No building or structure shall be erected, altered, extended or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the "HH" District provisions, subject to the special requirements referred to in section 2.

4. By-law No. 6593 is amended by adding this by-law to section 19B as Schedule S-1349.

5. Sheet No. E-9c of the District Maps is amended by marking the lands referred to in section 1 of this by-law, S-1349.

6. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 12th day of December A.D. 1995

A. J. Hollonell

Acting CITY CLERK



[Signature]

MAYOR

(1995) 19 R.P.D.C. 1, October 10
Hampshire Properties Inc., Owner
ZAC-95-23

The Corporation of the City of Hamilton

BY-LAW NO. 95- 225

To Amend:

Zoning By-law No. 6593

Respecting:

LANDS LOCATED AT THE NORTH-WEST CORNER OF UPPER WENTWORTH STREET AND EMPEROR DRIVE

WHEREAS it is intended to change the zoning of the lands hereinafter referred to by amending By-law No. 6593, passed on the 25th day of July 1950 and approved by the Ontario Municipal Board by Order dated the 7th day of December 1951, (File No. P.F.C. 3821);

AND WHEREAS this by-law is in conformity with the Official Plan of the Hamilton Planning Area, approved by the Minister under the Planning Act on June 1, 1982. as amended by Official Plan Amendment No. 132, proposed by the Council of The Corporation of the City of Hamilton but not yet approved by the Regional Municipality of Hamilton-Wentworth in accordance with the provisions of Section 4, 17, and 21 of the Planning Act, R.S.O. 1990, Chapter P.13.

NOW THEREFORE the Council of The Corporation of the City of Hamilton enacts as follows:

1. Sheet No. E-18D of the District Maps, appended to and forming part of By-law No. 6593, is amended,

(a) by changing from "G-1" (Designed Shopping Centre) District, to "C" (Urban Protected Residential, etc.) District.

the land, the extent and boundaries of which are shown on a plan hereto annexed as Schedule "A".

2. The City Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this by-law, in accordance with the Planning Act.

PASSED this 12th day of

December

A.D. 1995

A. J. Wollonell

Acting

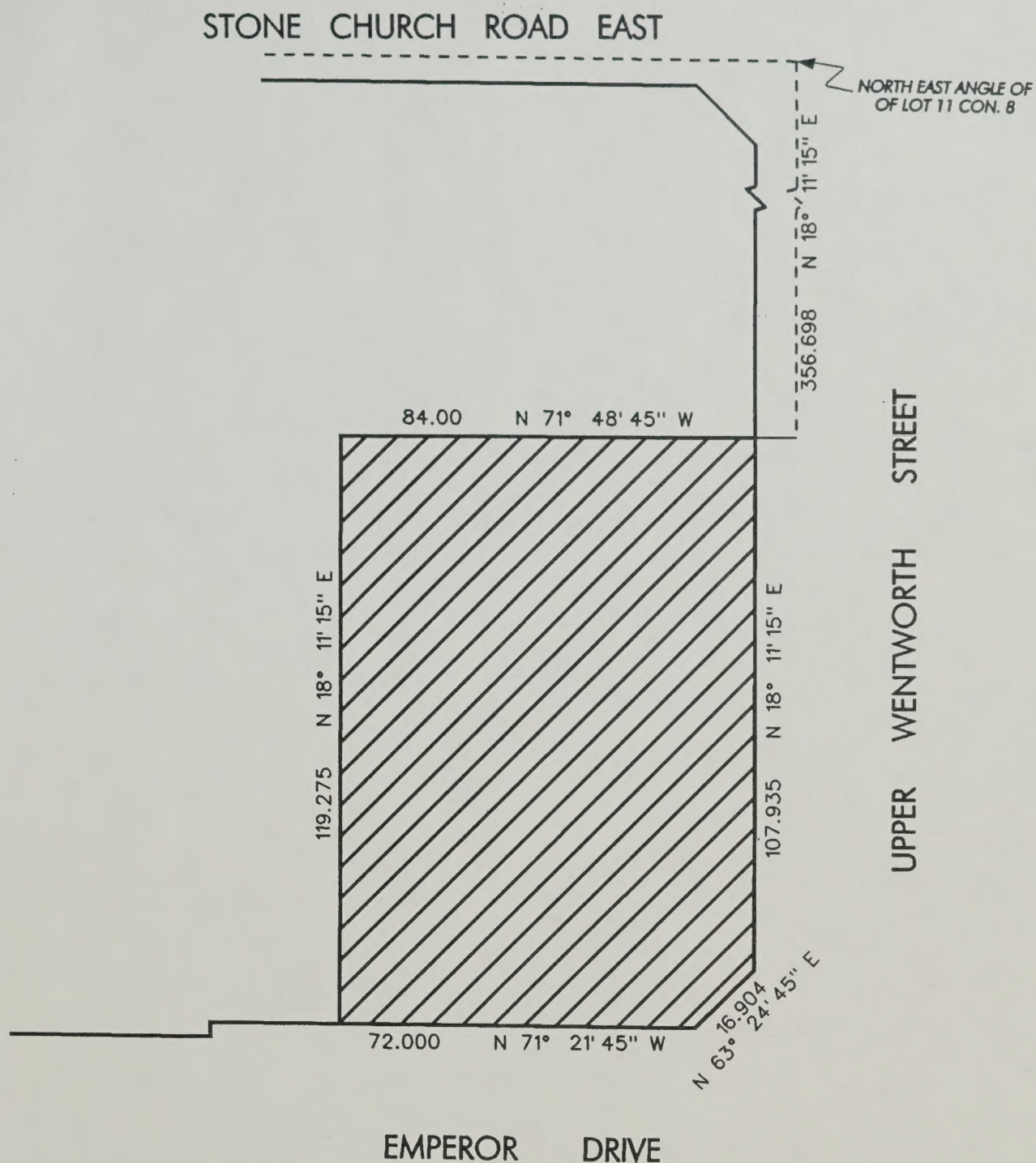
CITY CLERK



[Signature]

MAYOR

(1995) 19 R.P.D.C. 2, October 10
Wellington Chase Inc. (J. Parente), Owner
ZAC-95-15



NOTE: All dimensions are in metres

This is Schedule "A" to By-Law No. 95-225.
 Passed the 12th day of December, 1995.

S. J. Hollonch
 Clerk

[Signature]
 Mayor

City of Hamilton

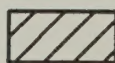
Schedule A

Map Forming Part of
 By-Law No. 95-225
 to Amend By-Law No. 6593

Planning and Development Department

Legend

Change in zoning from:



"G-1" (Designed Shopping Centre)
 District, to "C" (Urban Protected
 Residential, etc.) District.

North



Scale
 Not to Scale

Date
 OCTOBER 1995

Reference File No.
 ZAC-95-15

Drawn By
 R.L.

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